

COUNTY COMMISSION-REGULAR SESSION

MAY 16, 2019

BE IT REMEMBERED THAT:

COUNTY COMMISSION MET PURSUANT TO ADJOURNMENT IN REGULAR SESSION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS THIS THURSDAY EVENING, MAY 16, 2019, 6:00 P.M. IN BLOUNTVILLE, TENNESSEE. PRESENT AND PRESIDING WAS HONORABLE RICHARD VENABLE, COUNTY CHAIRMAN, TERESA JACOBS, COUNTY CLERK OF SAID BOARD OF COMMISSIONERS,

TO WIT:

The Commission was called to order by County Chairman Richard Venable. Sheriff Jeff Cassidy opened the commission and Comm. Larry Crawford gave the invocation. The pledge to the flag was led by Sheriff Jeff Cassidy.

COMMISSIONERS PRESENT AND ANSWERING ROLL WERE AS FOLLOWS:

DAVID AKARD, III	MARK A. HUTTON
JUDY BLAYLOCK	SAMUEL "SAM" JONES
TODD BROUGHTON	DWIGHT D. KING
DARLENE CALTON	TONY LEONARD
MICHAEL B. COLE	HUNTER MICHAEL LOCKE
LARRY CRAWFORD	RANDY C. MORRELL
ANDREW K. CROSS	PATRICK W. SHULL
JOYCE NEAL CROSSWHITE	ANGIE STANLEY
JOHN GARDNER	ALICIA D. STARNES
COLETTE GEORGE	GARY STIDHAM
HERSHEL GLOVER	MARK A. VANCE
	DOUG WOODS

23 PRESENT 1 ABSENT

The following pages indicate 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. John Gardner and seconded by Comm. Randy Morrell to approve the minutes of the April 18, 2019 Regular Session of County Commission. Said motion was approved by roll call vote.

Agenda subject voting report

Meeting Name

Sullivan County Commission May 2019

5/16/2019

2 Roll Call by Teresa Jacobs, County Clerk
Attendance
Roll Call

Description

Chairman Venable, Richard

Total Vote Result

Voting start time 6:03:32 PM
Voting stop time 6:03:55 PM
Voting Configuration Roll Call - Attendances
Voting mode Open
Vote Result

Present	23
Total Present	23
Total Seats	24
Absent	1

Group Voting Result

Group	Yes	Absent
No group	23	0
Total Results	23	0

Individual Voting Result

Name	Yes	Absent
Akard, David ()	X	
Blalock, Judy ()	X	
Broughton, Todd ()	X	
Calton, Darlene ()	X	
Cole, Michael ()	X	
Crawford, Larry ()	X	
Cross, Andrew ()	X	
Crosswhite, Joyce ()	X	
Gardner, John ()	X	
George, Colette ()	X	
Glover, Hershel ()	X	
Harkleroad, Terry ()		X
Hutton, Mark ()	X	
Jones, Sam ()	X	
King, Dwight ()	X	
Leonard, Tony ()	X	
Locke, Hunter ()	X	
Morrell, Randy ()	X	
Shull, Patrick ()	X	
Stanley, Angie ()	X	
Starnes, Alicia ()	X	
Stidham, Gary ()	X	
Vance, Mark ()	X	
Woods, Doug ()	X	

Sullivan County
Board of County Commissioners
239th Annual Session

Item 1
No. 2019-05-01

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of May, 2019.

RESOLUTION TO CONSIDER AMENDMENT(S) TO THE SULLIVAN COUNTY ZONING PLAN: ZONING MAP OR THE ZONING RESOLUTION

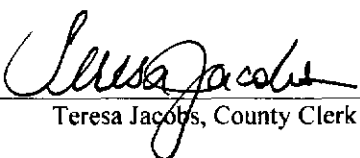
WHEREAS, the rezoning petition(s) have been duly initiated; have been before the appropriate Regional Planning Commission (recommendations enclosed); and shall receive a public hearing as required prior to final action from the County Commission; and

WHEREAS, such rezoning petition(s) and/or the proposed text amendment(s) will require an amendment to the SULLIVAN COUNTY ZONING PLAN – Zoning Map or Zoning Resolution.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby consider rezoning petition(s) and/or the Zoning Resolution Text Amendment(s), conduct the appropriate public hearing as required by law, and vote upon the proposed amendment(s) individually, by roll call vote, and that the vote be valid and binding, and that any necessary amendments to the official zoning map or resolution code book be made by the Planning & Codes Department.

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

Duly passed and approved this 16th day of May, 2019.

Attest: 
Teresa Jacobs, County Clerk

Approved: 
Richard S. Venable, County Mayor

Sponsor: Commissioner Darlene Calton

Co-Sponsor: Commissioner John Gardner

2019-05-01 ACTION: Approved 23 Aye, 1 Absent

Agenda subject voting report

Meeting Name

Sullivan County Commission May 2019

5/16/2019

9 ZONING Item # 1 Resolution No. 2019-05-01 Sponsors: Calton/ Gardner
Vote

Description

Chairman Venable, Richard

Total Vote Result

Voting start time 7:13:33 PM
Voting stop time 7:13:56 PM
Voting Configuration Vote
Voting mode Open
Vote Result

Yes	23
Abstain	0
No	0
Total Present	23
Absent	1

Group Voting Result

Group	Yes	Absent
No group	23	0
Total Results	23	0

Individual Voting Result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()	X			
Broughton, Todd ()	X			
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()				X
Hutton, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Shull, Patrick ()	X			
Stanley, Angie ()	X			
Stames, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

Sullivan County
Board of County Commissioners
239th Annual Session

Item 2
No. 2019-04-39
AMENDED

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of April, 2019.

RESOLUTION FOR BOARD OF COMMISSIONERS TO FORM A COMMITTEE TO STUDY AND MAKE RECOMMENDATIONS TO SC BOC AND JAIL MASTER PLAN REGARDING JAIL OVERCROWDING, RECIDIVISM, ECONOMIC IMPACT, MENTAL-HEALTH / ADDICTION, AND THE POTENTIAL FOR ALTERNATIVE INCARCERATION / TREATMENT CENTERS.

WHEREAS, Sullivan County's jail was built in 1986, expanded in 1999, and an additional building was opened in 2005 to accommodate 621 inmates; and

WHEREAS, the capacity of 621 inmates is regularly exceeded by approximately 300, which is contributing to overcrowding, creating a volatile environment, and threatening Sullivan County's accreditation with TCI; and

WHEREAS, Sullivan County Board of Commissioner has agreed to spend \$225,000 of its reserve funds on a jail master plan to address inmate overcrowding, hiring Michael Brady Inc., or MBI, of Knoxville, to develop the three-phase plan; and

WHEREAS, it is believed that a jail master plan will include recommendations to expand or build a jail, which will entail significant additional financial resources;

WHEREAS, it is estimated that a percentage of first-time and or non-violent inmates are incarcerated due to charges related and or caused by mental-health issues and or addiction; and

WHEREAS, it is believed that incarceration alone is not helping to decrease nor address inmates with mental-health and or addiction issues, which may be a contributing factor to overcrowding, recidivism, and costs to the community; and


WHEREAS, efforts are being made by various agencies in Sullivan County and across the State of Tennessee to understand and make recommendations regarding the relationship between jail overcrowding, recidivism, economic impacts, inmate mental-health / addiction, and alternative incarceration / treatment centers.

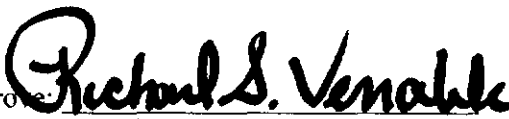
NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, recommend the formation of a committee of persons with expertise from judicial, law-enforcement, education, faith-based agencies, government, medical, and the broader community to work concurrently and in cooperation with a jail master plan for the purpose of

providing a study and recommendations to the jail master plan regarding jail overcrowding, recidivism, economic impacts, mental-health / addiction issues, and the potential for alternative incarceration / treatment centers.

This Resolution shall take effect from and after its passage. All resolutions in conflict herewith shall be and the same are hereby rescinded insofar as such conflict exists.

Approved this 16th day of May, 2019.

Attest: 
Teresa Jacobs, County Clerk

Approved: 
Richard S. Venable, County Mayor

Sponsored By: Commissioner Mark A. Hutton

Co-Sponsor(s): Commissioner David Akard; Commissioner Hershel Glover; Commissioner Todd Broughton

2019-04-39 ACTIONS: Executive – motion for favorable recommendation - unanimous 4/9/19;
Administrative – motion for favorable recommendation – unanimous 4/9/19; 1st Reading 4/18/19
Approved 05/16/19 23 Aye, 1 Absent

Amendment #1 by sponsor: Add the following paragraph:

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, recommend the formation of a committee of persons, chaired by Dr. Mark A. Hutton, with expertise from judicial, law-enforcement, education, faith-based agencies, government, medical, and the broader community to work concurrently and in cooperation with a jail master plan for the purpose of providing a study and recommendations to the jail master plan regarding jail overcrowding, recidivism, economic impacts, mental-health / addiction issues, and the potential for alternative incarceration / treatment centers / diversion programs. Their recommendation is to be completed within eight months after the formation of the committee.

Agenda subject voting report

Meeting Name

Sullivan County Commission May 2019

5/16/2019

14 OLD BUSINESS Item # 2 Sponsors: Hutton/ Akard Resolution No. 2019-04-39 AMENDED

Description

RESOLUTION FOR BOARD OF COMMISSIONERS TO FORM A COMMITTEE TO STUDY AND MAKE RECOMMENDATIONS TO SC BOC AND JAIL MASTER PLAN REGARDING JAIL OVERCROWDING, RECIDIVISM, ECONOMIC IMPACT, MENTAL-HEALTH / ADDICTION, AND THE POTENTIAL FOR ALTERNATIVE INCARCERATION / TREATMENT CENTERS

Chairman

Venable, Richard

Total Vote Result

Voting start time 8:07:17 PM
Voting stop time 8:07:34 PM
Voting Configuration Vote
Voting mode Open
Vote Result

Yes	23
Abstain	0
No	0
Total Present	23
Absent	1

Group Voting Result

Group	Yes	Absent
No group	23	0
Total Results	23	0

Individual Voting Result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()	X			
Broughton, Todd ()	X			
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()				X
Hutton, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Shull, Patrick ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

Sullivan County
Board of County Commissioners
239th Annual Session

Item 3
No. 2019-04-42
AMENDED

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of April, 2019.

RESOLUTION REPLACED IN IT'S ENTIRETY WITH THE FOLLOWING LANGUAGE:

AMENDMENT # 1

RESOLUTION to Amend the FY 2019-2020 Sullivan County Correction's Budget *Request* to ~~Approve to reflect the needs~~ of additional 20 Full Time Employees and Appropriate Funding to Provide Adequate protection to and security to both Staff and Inmates in the Sullivan County Correctional Facility.

WHEREAS, the number of inmates housed in both Sullivan County Detention Centers is severely overpopulated. The estimated bed capacity to hold inmates is 619. The population of inmates is currently 931; and

WHEREAS, the Sullivan County Sheriff's Office Correction's Division has determined that there is an understaffing of officers and medical staff and in order to provide adequate protection to the officers, civilian staff, inmates, and the public additional staffing is recommended; and

WHEREAS, with an additional increase of staff in the Sheriff's Office Correction's Division, protection of officers, civilian staff, inmates, and the public can be better accomplished; and

WHEREAS, the Sullivan County Board of Commissioners has authority to provide the adequate needs to the Sullivan County Sheriff's Office for safety and protection; and

WHEREAS, the Sullivan County Correction's budget *request* will be increased to accommodate 20 additional Correction's staff positions at a total estimated cost of \$1,067,120;

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby ~~approves~~ *reflects the need* for 20 additional positions in the Sullivan County Sheriff's Office Correction's Division and appropriate \$1,067,120 to amend the FY 2019-2020 Sullivan County Correction's Budget. Expenditure Accounts and Amounts will be forwarded to Accounts and Budgets.

ORIGINAL RESOLUTION:

~~Resolution to Approve and Appropriate 32 full-time employees for the Sullivan County Sheriff's Office, to provide protection and security to the public~~

~~Whereas, the Sullivan County Sheriff's Office Corrections' Division has determined that there is an understaffing of officers and medical staff.~~

~~Whereas, the population of the Sullivan County Detention Center is severely overpopulated. The estimated bed capacity to hold inmates is 619. The population of inmates is currently 931.~~

~~Whereas, to provide adequate protection to the public, the officers, civilian staff, and inmates an increase in staffing is recommended.~~

~~Whereas, with the adequate increase of staff at the Sheriff's Office, protection of public, officers, civilian staff, and the inmates can be accomplished.~~

~~Whereas, the Sullivan County Board of Commissioners has authority to provide the adequate needs to the Sullivan County Sheriff's Office for safety and protection.~~

~~NOW THEREFORE BE IT RESOLVED that the Sullivan County Board of Commissioners approve and appropriate funding for 32 full-time employees for the Sullivan County Sheriff's Office Corrections Division: 1 Population Manager, 1 Registered Nurse (RN), 4 License Practical Nurses (LPN)(1 per shift), 4 Shift Sergeants (1 per shift), 2 Transportation Officers, 4 Unit One Male Housing Officers, 4 Unit 2 female housing officers, 4 Unit 3 Maximum Security Housing Officers, 4 Extension Housing Male Officers, 4 Booking Officers. For a total of 32 full-time employees for the Sullivan County Sheriff's Office. The appropriation funding is estimated at \$1,504,296.~~

~~This Resolution is to take effect upon passage.~~

Approved this 16th day of May, 2019.

Attested: Teresa Jacobs
Teresa Jacobs, County Clerk

Approved: Richard S. Venable
Richard Venable, County Mayor

Sponsored By Commissioner: Hunter Locke

Prime Co-Sponsor Commissioner(s): Michael Cole; Angie Stanley

2019-04-42 ACTIONS: Amendment # 1 - Sponsor replaced resolution in its entirety 4/16/19; Amendment # 2 - submitted by co-sponsor Cole 4/18/19; 1st Reading 4/18/19; 5/7/19 - Executive - took no action; Amended by sponsor to add the word "request" after the word "budget" and take out "approve" and replace with "reflects the needs of 20 additional positions.

NOTE: Mayor Venable asked County Atty. Dan Street his interpretation of the Resolution. Atty. Dan Street explained his interpretation was that the resolution did not appropriate any money that it is merely a directive to increase the Sheriff's 2019-2020 budget.

Approved as amended 05/16/19 - 21 Aye, 1 Abstain, 1 Nay, 1 Absent

Agenda subject voting report

Meeting Name

Sullivan County Commission May 2019

5/16/2019

15 OLD BUSINESS Item # 3 Sponsors: Locke/ Cole Resolution No. 2019-04-42 AMENDED

Description

RESOLUTION to Amend the FY 2019-2020 Sullivan County Correction's Budget to Approve an additional 20 Full Time Employees and Appropriate Funding to Provide Adequate protection to and security to both Staff and Inmates in the Sullivan County Correctional Facility

Chairman

Venable, Richard

Total Vote Result

Voting start time 9:02:48 PM
Voting stop time 9:03:05 PM
Voting Configuration Vote
Voting mode Open
Vote Result

Yes	21
Abstain	1
No	1
Total Present	23
Absent	1

Group Voting Result

Group	Yes	Abstain	No	Absent
No group	21	1	1	0
Total Results	21	1	1	1

Individual Voting Result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()	X			
Broughton, Todd ()	X			
Calton, Darlene ()		X		
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()				X
Hutton, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Shull, Patrick ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()			X	
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

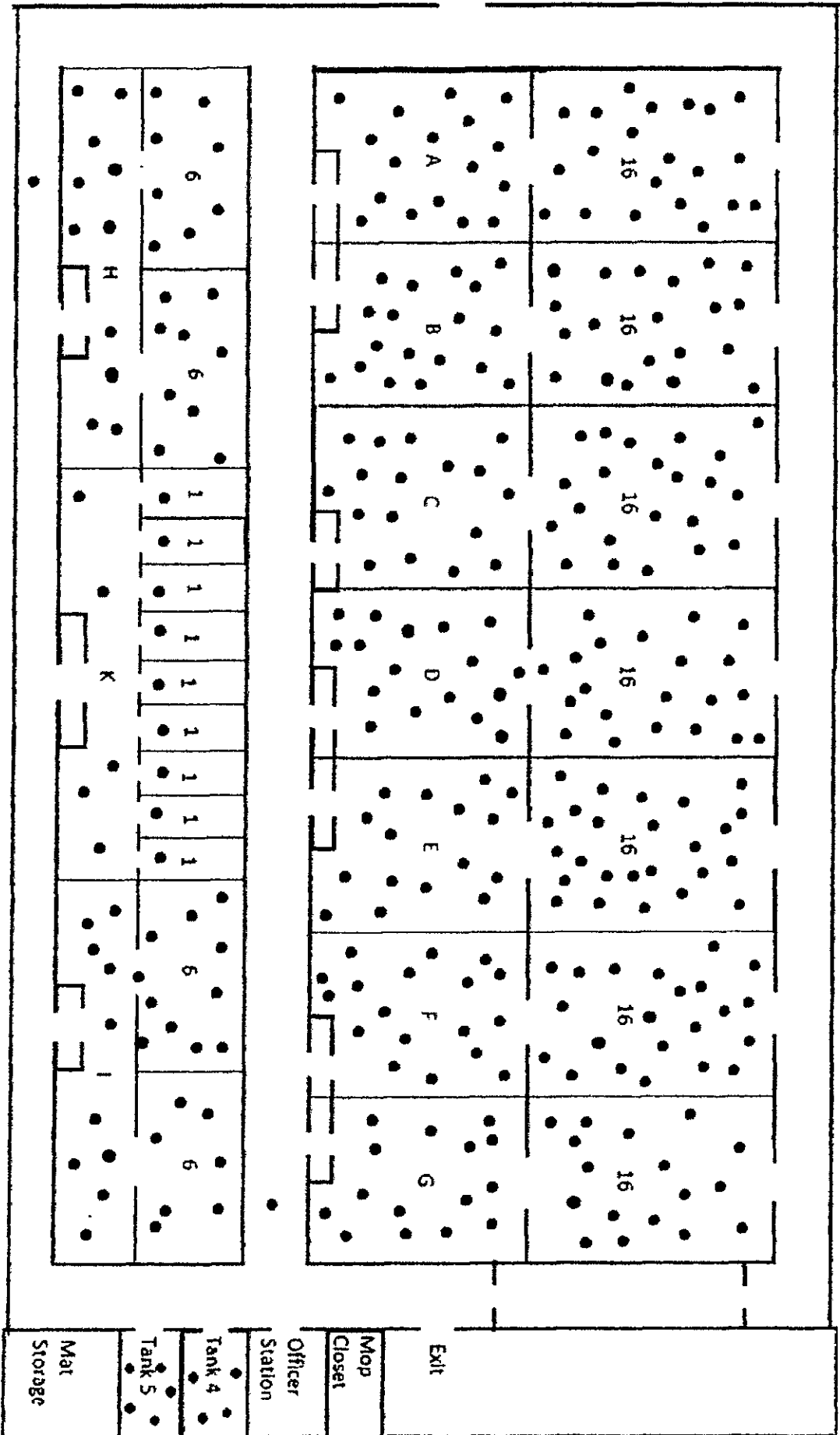
Agenda subject voting report

Meeting Name

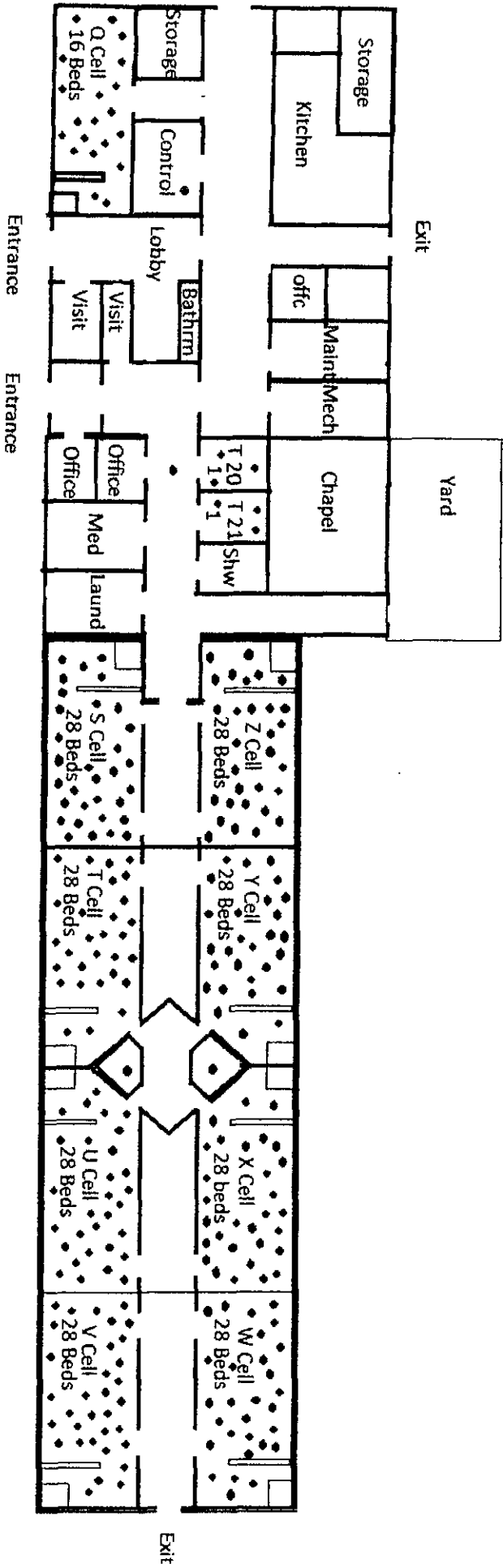
Sullivan County Commission May 2019

5/16/2019

Exit



UNIT ONE HOUSING -
 TOTAL BEDS: 145
 Actual average Inmate
 count - 305

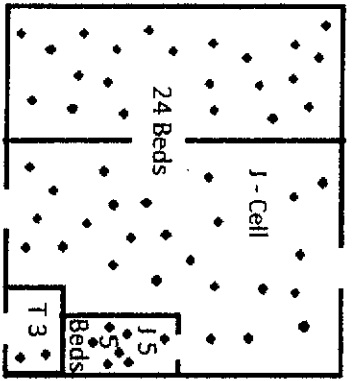


Extension

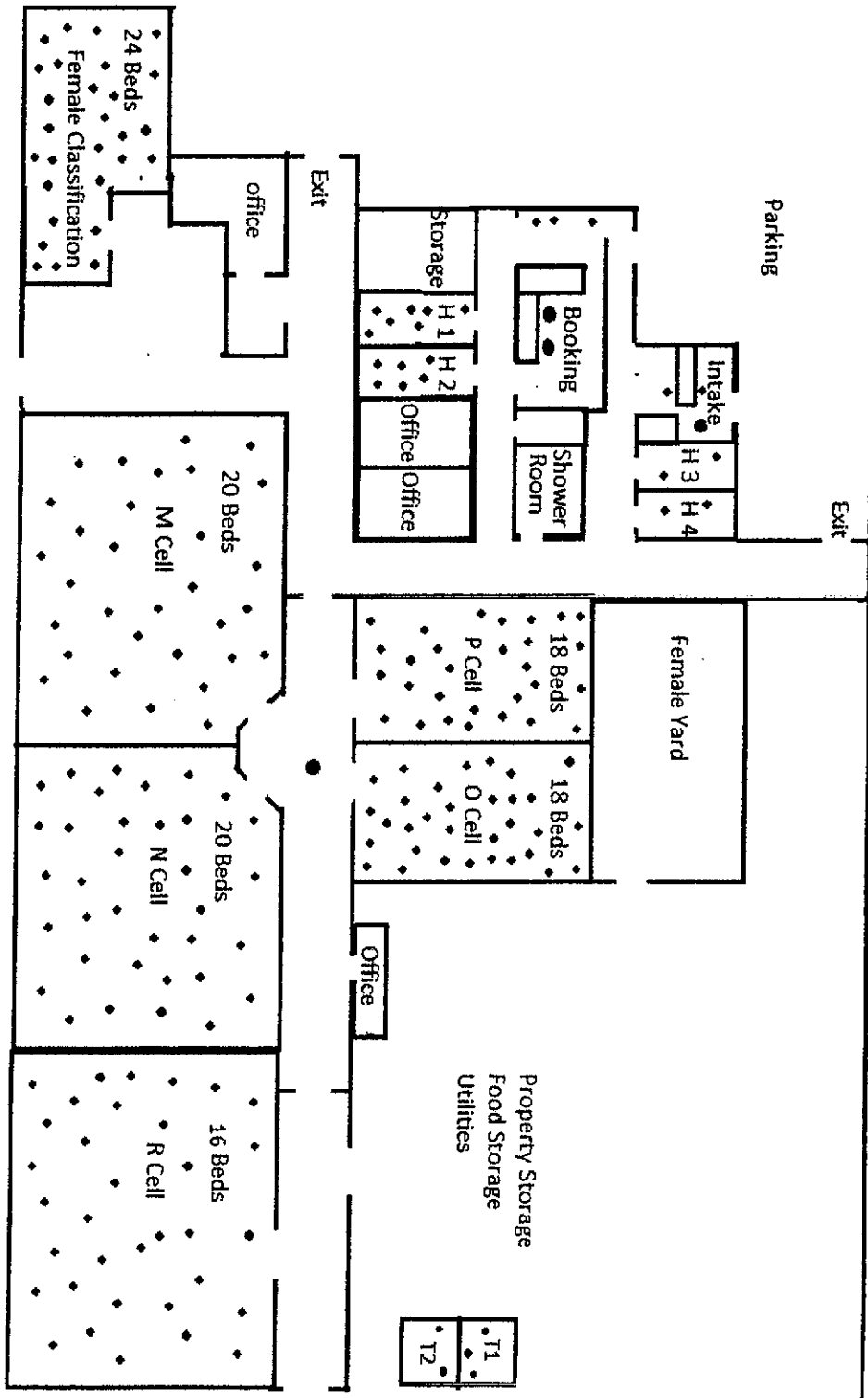
Total Beds - 240

Actual average inmate
count - 295

Exit



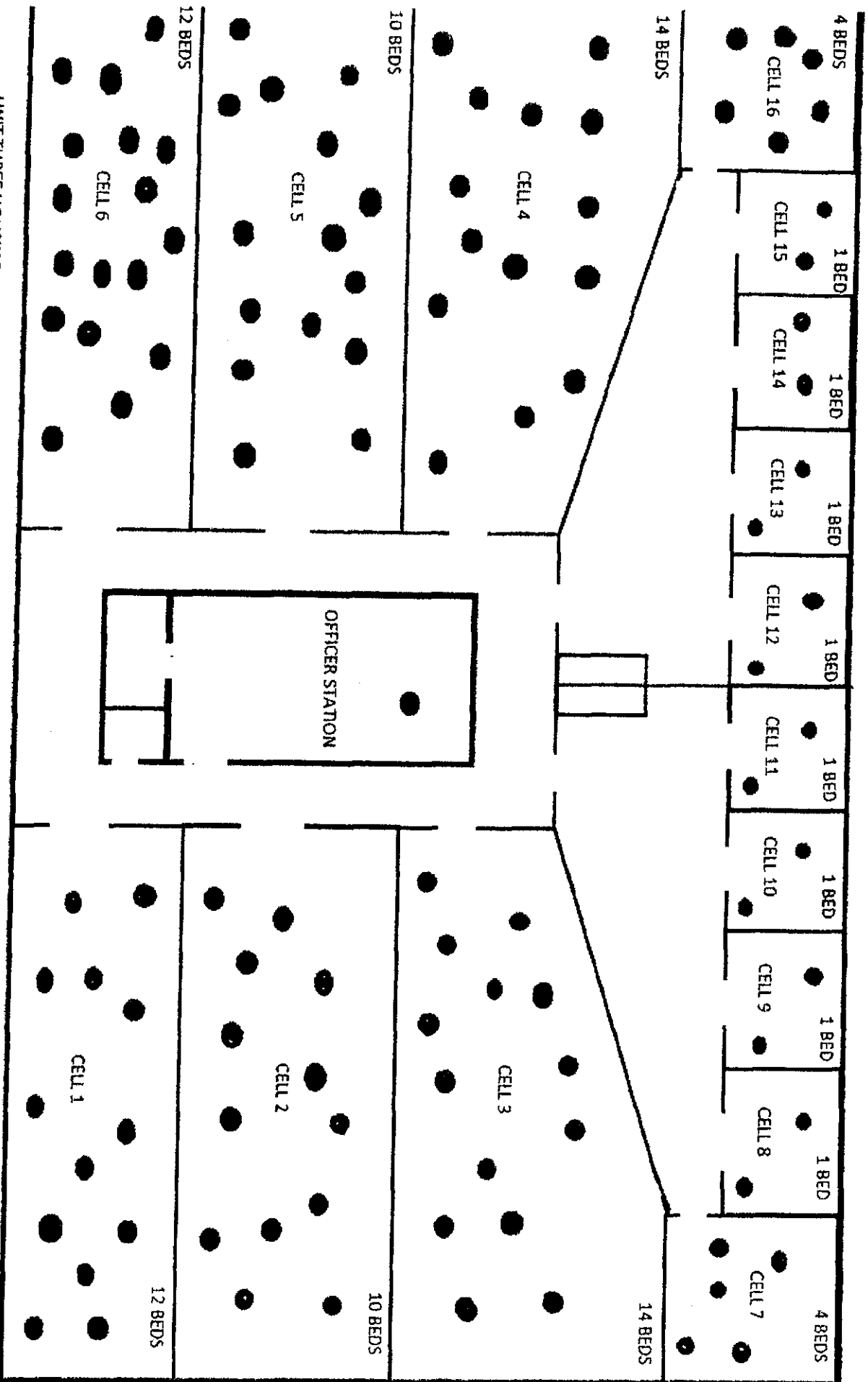
Located on 2nd floor



Female housing unit (Main Jail)

Total beds - 146

Average actual inmate count - 230



UNIT THREE HOUSING
TOTAL BEDS: 88

Actual average inmate
count - 115

Medical Acute/Chronic Needs

Average Inmate Population: 962

Inmates Requiring Medical Housing/ADA Cell	25
Inmates in need of Step Down Suicide Watch	49
Inmates requiring detoxification monitoring	89
Average # of Inmates in Suicide tanks Unit 2	6
Chronic Care Inmates	278

Acute/Chronic Inmate Needs:

Inmate JCA	Medical Issue
63494	Receiving Chemo
60200	Wheelchair; Amputee
73129	Broken Jaw
21546	Broken Femur
64471	Fresh Total Hip Replacement
37947	Violent; PTSD
73108	Gun Shot Wound; Shattered Hip
47577	Blind
62184	Schizophrenia; Violent; Borderline Intellectual Funct. (House Alone)
64745	Schizophrenia; Violent (House Alone)
50200	Schizoaffective Bipolar Type
64468	CPAP; O2
64222	CPAP; O2
17394	In-house Suicide Attempt; Stitches
15837	PICC Line
46577	Major Depressive Disorder; Mult. Personalities
67749	PTSD; Delusions
73444	Alzheimer's; Dementia
59889	EDP
66795	Dangerous; dementia (House Alone)
46875	Broken Tib/Fib
73063	Wheelchair; non mobile
71963	Delusional Disorder
73580	Awaiting Mental Health Evaluation;
18461	Uncontrolled Bowels

Current Daily Treatments include 6 wound packings w/ dressing change; 1 IV antibiotic administered q 12 hours; neuro checks; Assistance with 4 ADL's (Activities of Daily Living); 2 Epsom soaks; 18 Detox monitoring;


Sullivan County
 Board of County Commissioners
 239th Annual Session

Item 4
No. 2019-05-45

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of May, 2019.

RESOLUTION to Submit the 2018-2019 SCORE Supplemental Funding Grant, Accept Funds, and Appropriate Funds

WHEREAS, the Sullivan County Department of Education has applied for and received Supplemental Funding from the SCORE Foundation specifically to fund a literacy program within the district; and

WHEREAS, the 2018-2019 grant amount is \$5,000.00 with no matching funds required.

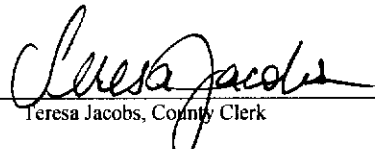
WHEREAS, the funds remaining at year end from the 2017-2018 grant amounts are \$21,320.00.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the Sullivan County Department of Education to receive, appropriate, and expend said grant funds; not to exceed the above amount (\$26,320.00), as required by the Supplemental Funding Grant Contract. The revenue and expenditure account codes for the grant are as follows:

Account Number	Account Description	Amount
48990-726	Other Contributions	5,000.00
71100-140	Stipends	5,250.00
71100-198	Non-Certified Substitutes	4,800.00
71100-201	Social Security	624.00
71100-204	State Retirement	550.00
71100-212	Employer Medicare	146.00
71100-349	Printing, Stationary, & Forms	4,000.00
71100-429	Instructional Materials	5,000.00
71100-524	Staff Development	5,950.00

This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Approved this 16th day of May, 2019.

Attest: 
Teresa Jacobs, County Clerk

Approve: 
Richard S. Venable, County Mayor

Sponsored By: Commissioner Mark Vance
Co-Sponsor(s): Commissioner Randy Morrell, Alicia Starnes

2019-05-45 ACTIONS: 5/7/19 Executive – No action taken; Approved 5/16/19 on consent, 23 Aye, 1 Absent

Sullivan County
Board of County Commissioners
239th Annual Session

Item 5
No. 2019-05-46

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of May, 2019.

RESOLUTION TO POST 25 MPH SPEED LIMITS SIGNS ON FOXFIRE LANE

WHEREAS, Commissioner Judy Blalock requested a 25 MPH speed limit sign be placed on Foxfire Lane in the 6th Commission District; and

WHEREAS, the Sullivan County Highway Department has reviewed the request and approves the change.

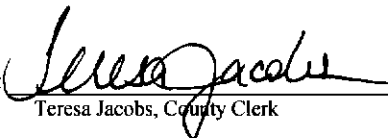
NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby authorizes the following traffic sign placement in Sullivan County:

6th Commission District – Foxfire Lane

Installation of 25 MPH speed limit sign(s).

This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Approved this 16th day of May, 2019.

Attest: 
Teresa Jacobs, County Clerk

Approved: 
Richard S. Venable, County Mayor

Sponsored By: Commissioner Judy Blalock

Co-Sponsor(s): Commissioner Terry Harkleroad

2019-05-46 ACTIONS: 5/7/19 Executive - motion to approve unanimous; Approved on consent 5/16/19, 23 Aye, 1 Absent



SCOTT MURRAY
HIGHWAY COMMISSIONER

PHONE (423) 279-2820
FAX (423) 279-2876

RESOLUTION REQUEST REVIEW

DATE: 4-22-2019
TO: Sullivan County Commission
REQUEST MADE BY: Judy Blacklock
SUBJECT: To place 25 MPH SPEED Limit signs
ON FOXFIRE LN

6th COMMISSIONER DISTRICT Terry Markleroad
Todd Broughton

APPROVED BY HIGHWAY DEPARTMENT

DENIED BY HIGHWAY DEPARTMENT

COMMENT:

Regan Cooper 4/22/19
TRAFFIC COORDINATOR DATE

Scott Murray 4/23/19
HIGHWAY COMMISSIONER DATE

PETITION FOR A RESOLUTION FOR A 25 MPH SPEED SIGN ON
FOXFIRE LANE

NAME:

ADDRESS:

- 1. Pattie Heitzman 3916 Foxfire Lane
Pattie Heitzman
- 2. Jill Wilson 3917 Foxfire Lane
Jill Wilson
- 3. Brenda Pate 3913 Foxfire Lane, Kingport, TN 37664
BRENDA PATE
- 4. Peggy Rasnake 3915 Foxfire Lane, Kingport, TN 37664
PEGGY RASNAKE
- 5. Vincent Warren 3937 Foxfire Ln. Kingport TN
Vincent Warren
- 6. Amy Fuller 3933 Foxfire Ln. Kpt., TN
Amy Fuller
- 7. _____

Judy Block, County Commissioner - District 6

Sullivan County
Board of County Commissioners
239th Annual Session

Item 6
No. 2019-05-47

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of May, 2019.

RESOLUTION TO APPROPRIATE FUNDS FOR SEWER LINES TO SULLIVAN EAST SCHOOLS

WHEREAS, it is determined that Sullivan East Middle School will have to discharge its sewage into a municipal waste water treatment facility instead of being treated on-site as originally planned; and

WHEREAS, installation to the closest municipal sewer trunk line is located at Broyles Lane, Bristol, Tennessee; and

WHEREAS, on February 21, 2019, this Board approved Resolution No. 2019-02-14 authorizing the County to enter into a contract with Mattern & Craig to prepare a plan and cost estimate for sewer line installation; and

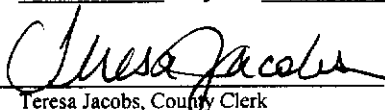
WHEREAS, Mattern & Craig has provided a cost estimate of \$584,000 to install municipal sewer lines to Sullivan East Middle School and make improvements to the nearly 50-year old lines at Sullivan East High School.

NOW, THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves appropriating an amount up to \$584,000 from the General Fund to extend sewer lines to service Sullivan East Middle School and make improvements to sewer lines at Sullivan East High School.

BE IT RESOLVED that said sewer line installation will be based on the actual field alignment, including the closure of the WWTP, a 10% contingency, easements and permits.

Account Codes to be assigned by the Director of Accounts & Budgets. This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Approved this 16th day of May, 2019.

Attest: 
Teresa Jacobs, County Clerk

Approved: 
Richard S. Venable, County Mayor

Sponsored By: Commissioner Dwight King

Co-Sponsor(s): Commissioner Hershel Glover

2019-05-47 ACTIONS: Approved on Waiver of Rules, 21 Aye, 2 Abstain, 1 Absent

Note: Comm. Dwight King clarified that the sewerline will run from East High School to East Middle School.

Agenda subject voting report

Meeting Name

Sullivan County Commission May 2019

5/16/2019

18 Item #6 Sponsors: King/ Glover Resolution No. 2019-05-47

Description

RESOLUTION TO APPROPRIATE FUNDS FOR SEWER LINES TO
SULLIVAN EAST SCHOOL AREA

Chairman

Venable, Richard

Total Vote Result

Voting start time 9:11:32 PM
Voting stop time 9:11:50 PM
Voting Configuration Vote
Voting mode Open
Vote Result

Yes	21
Abstain	2
No	0
Total Present	23
Absent	1

Group Voting Result

Group	Yes	Abstain	Absent
No group	21	2	0
Total Results	21	2	0

Individual Voting Result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()	X			
Broughton, Todd ()	X			
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()		X		
Glover, Hershel ()	X			
Harkleroad, Terry ()				X
Hutton, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Shull, Patrick ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()		X		
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

QUESTIONS BEFORE THE COMMN

#5

#6

NAMES OF COMMISSIONERS	#5		#6		No		No		No		No		No		No	
	Aye	Nay	Aye	Nay	Aye	Nay	Aye	Nay	Aye	Nay	Aye	Nay	Aye	Nay	Aye	Nay
Okard	✓		✓													
Blaylock	✓		✓													
Broughton	✓		✓													
Cattor	✓		✓													
Cole	✓		✓													
Crawford	✓		✓													
Cross	✓		✓													
Crosswhite	✓		✓													
Gardner	✓		✓													
George	✓		Abstain													
Glover	✓		✓													
Harkwood	A		A													
Hutton	✓		✓													
Jones	✓		✓													
King	✓		✓													
Leonard	✓		✓													
Locke	✓		✓													
Moore	✓		✓													
Shull	✓		✓													
Stanley	✓		✓													
Starnes	✓		Abstain													
Stephens	✓		✓													
Vance	✓		✓													
Woods	✓		✓													
	23 Aye 21 Aye															
	1 Absent 2 Absent															
	1 Absent															

Adjourned at 9:40 pm

***Sullivan County
Board of County Commissioners
239th Annual Session***

**May 16, 2019
6:00 p.m.
*Agenda for Regular Session***

* * * * *

- Call to Order by Sheriff Jeff Cassidy
- Chairman, Mayor Richard S. Venable presiding
- Invocation
- Pledge to the American Flag
- Roll Call by Teresa Jacobs, County Court Clerk
- Approval of Commission Minutes from previous meeting
- Special Guests & Proclamations
- Confirmations, Appointments, & Elections
 - Sullivan County Library Board
- Public Comment
- Approval of Notary Publics
- Resolutions:
 - Amendments to Zoning Plan
 - Consent Agenda
 - Old Business
 - New Business
- Announcements / Non-Agenda Items
- Adjournment

RESOLUTIONS

ZONING

Item # 1 Sponsors: Calton/ Gardner Resolution No. 2019-05-01
RESOLUTION TO CONSIDER AMENDMENT(S) TO THE SULLIVAN COUNTY ZONING PLAN: ZONING MAP OR THE ZONING RESOLUTION

Zoning Amendment Applicants:

- Applicant # 1: James Dugger
- Applicant # 2: Rick Millsap
- Applicant # 3: Steve Huff

OLD BUSINESS

Item # 2 Sponsors: Hutton/ Akard Resolution No. 2019-04-39 AMENDED
RESOLUTION FOR BOARD OF COMMISSIONERS TO FORM A COMMITTEE TO STUDY AND MAKE RECOMMENDATIONS TO SC BOC AND JAIL MASTER PLAN REGARDING JAIL OVERCROWDING, RECIDIVISM, ECONOMIC IMPACT, MENTAL-HEALTH / ADDICTION, AND THE POTENTIAL FOR ALTERNATIVE INCARCERATION / TREATMENT CENTERS

Item # 3 Sponsors: Locke/ Stanley Resolution No. 2019-04-42 AMENDED
RESOLUTION to Amend the FY 2019-2020 Sullivan County Correction's Budget to Approve an additional 20 ~~32~~ Full Time Employees and Appropriate Funding to Provide Adequate protection to and security to both Staff and Inmates in the Sullivan County Correctional Facility

NEW BUSINESS

Item # 4 Sponsors: Vance/ Morrell Resolution No. 2019-05-45
RESOLUTION to Submit the 2018-2019 SCORE Supplemental Funding Grant, Accept Funds, and Appropriate Funds

Item # 5 Sponsors: Blalock/ Harkleroad Resolution No. 2019-05-46
RESOLUTION TO POST 25 MPH SPEED LIMITS SIGNS ON FOXFIRE LANE

Item # 6 Sponsors: King/ Glover Resolution No. 2019-05-47
RESOLUTION TO APPROPRIATE FUNDS FOR SEWER LINES TO SULLIVAN EAST SCHOOLS

Sullivan County
Board of County Commissioners
239th Annual Session

Thursday, May 16, 2019
Consent Agenda

Item # 4 Sponsors: Vance/ Morrell Resolution No. 2019-05-
RESOLUTION to Submit the 2018-2019 SCORE Supplemental Funding Grant,
Accept Funds, and Appropriate Funds

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the Sullivan County Department of Education to receive, appropriate, and expend said grant funds; not to exceed the above amount (\$26,320.00), as required by the Supplemental Funding Grant Contract. The revenue and expenditure account codes for the grant are as follows:

Account Number	Account Description	Amount
48990-726	Other Contributions	5,000.00
71100-140	Stipends	5,250.00
71100-198	Non-Certified Substitutes	4,800.00
71100-201	Social Security	624.00
71100-204	State Retirement	550.00
71100-212	Employer Medicare	146.00
71100-349	Printing, Stationary, & Forms	4,000.00
71100-429	Instructional Materials	5,000.00
71100-524	Staff Development	5,950.00

Item # 5 Sponsors: Blalock/ Harkleroad Resolution No. 2019-05-46

RESOLUTION TO POST 25 MPH SPEED LIMITS SIGNS ON FOXFIRE LANE
NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby authorizes the following traffic sign placement in Sullivan County: 6th Commission District – Foxfire Lane: Installation of 25 MPH speed limit sign(s).

Agenda subject voting report

Meeting Name

Sullivan County Commission May 2019

5/16/2019

13 CONSENT AGENDA
Vote

Description

Resolution No. 2019-05-45

Resolution No. 2019-05-46

Chairman

Venable, Richard

Total Vote Result

Voting start time 7:44:43 PM
Voting stop time 7:45:05 PM
Voting Configuration Vote
Voting mode Open
Vote Result

Yes	23
Abstain	0
No	0
Total Present	23
Absent	1

Group Voting Result

Group	Yes	Absent
No group	23	0
Total Results	23	0

Individual Voting Result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()	X			
Broughton, Todd ()	X			
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()				X
Hutton, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Shull, Patrick ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

Agenda subject voting report

Meeting Name

Sullivan County Commission May 2019

5/16/2019

3 Approval of Commission Minutes from Previous Meeting
Voice Vote

Description

Chairman Venable, Richard

Total Vote Result

Voting start time 6:05:33 PM

Voting stop time 6:05:44 PM

Voting Configuration Vote

Voting mode Open

Vote Result

Yes	23
Abstain	0
No	0
Total Present	23
Absent	1

Group Voting Result

Group	Yes	Absent
No group	23	0
Total Results	23	0

Individual Voting Result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()	X			
Broughton, Todd ()	X			
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()				X
Hutton, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Shull, Patrick ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

QUESTIONS BEFORE THE COMMN.

No. *Roll Call*

No.

Noted Open Bonds

Approved by April 13, 2014 Commission Meeting

No.

No.

No.

No.

NAMES OF COMMISSIONERS	Aye		Nay		Aye		Nay		Aye		Nay		Aye		Nay		Aye		Nay	
<i>Akard</i>	✓				✓		✓													
<i>Blaylock</i>	✓				✓		✓													
<i>Broughton</i>	✓				A		✓													
<i>Cotton</i>	✓				✓		✓													
<i>Cole</i>	✓				✓		✓													
<i>Crawford</i>	✓				✓		✓													
<i>Cross</i>	✓				✓		✓													
<i>Crosswhite</i>	✓				✓		✓													
<i>Gardner</i>	✓				✓		✓													
<i>George</i>	✓				✓		✓													
<i>Glouer</i>	✓				✓		✓													
<i>Harkleroad</i>	A				A		A													
<i>Hutton</i>	✓				A		✓													
<i>Jones</i>	✓				✓		✓													
<i>King</i>	✓				✓		✓													
<i>Leonard</i>	✓				✓		✓													
<i>Locke</i>	✓				✓		✓													
<i>Marvell</i>	✓				✓		✓													
<i>Shull</i>	✓				✓		✓													
<i>Stanley</i>	✓				✓		✓													
<i>Starnes</i>	✓				✓		✓													
<i>Stidham</i>	✓				✓		✓													
<i>Vance</i>	✓				✓		✓													
<i>Woods</i>	✓				✓		✓													
	<i>23 Present</i>				<i>21 Aye</i>				<i>23 Aye</i>											
	<i>1 Absent</i>				<i>3 Absent</i>				<i>1 Absent</i>											

SULLIVAN COUNTY, TENNESSEE



Recognizing Jeff Fleming for Exemplary Leadership

WHEREAS, Jeff Fleming began his career in local government as an intern with the City of Kingsport in 1984; and,

WHEREAS, Jeff was hired as a Planner on the city staff in 1985 and by continuously serving his community, he diligently worked his way to the position of Development Services Director in 1997; and,

WHEREAS, in 2004 while holding the position of Assistant City Manager for Development, Jeff served as a scribe as he worked tirelessly to help facilitate and document the meetings and progress of the initial formation of what is now known as NETWORKS SULLIVAN PARTNERSHIP; and,

WHEREAS, Jeff was devoted and believed in the vision of uniting Kingsport, Bristol, Bluff City and Sullivan County to form one mechanism to promote our area in the recruitment of industry; and,

WHEREAS, Jeff was an intricate part of forming NETWORKS SULLIVAN PARTNERSHIP and was a major catalyst for regionalism long before the business world coined the term; and

WHEREAS, Jeff has served the City of Kingsport and Sullivan County throughout his career from intern to serving over five years as City Manager of Kingsport; and

WHEREAS, Jeff truly has a passion for serving our citizens always reaching out to better his community.

NOW THEREFORE, I, Richard S. Venable, Mayor of Sullivan County, and the Sullivan County Board of Commissioners, do hereby commend and honor Jeff Fleming, City Manager of Kingsport, Tennessee upon his exemplary leadership skills over the past 35 years. We wish him the best upon his retirement and we challenge other citizens to follow his tremendous example of a life governed by his service to the community.

In witness whereof, I have hereunto set my hand and caused this seal of the County of Sullivan to be affixed this 16th day of May, 2019.

Richard S. Venable

Richard S. Venable, Sullivan County Mayor



Sullivan County
Board of County Commissioners
239th Annual Session

**IN RE: SULLIVAN COUNTY LIBRARY BOARD
BLOUNTVILLE, TENNESSEE**

Order Confirming Appointments to the Sullivan County Library Board

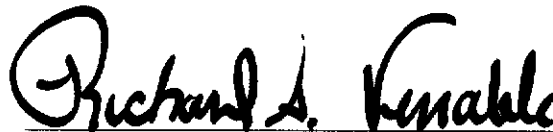
WHEREAS, the Sullivan County Library Board recommends in favor of making the following appointments and reappointments to their board.

Carney Ingram - Re-appointment - Term July 2019-June 2021

Paula Mullins - Re-appointment - Term July 2019-June 2021

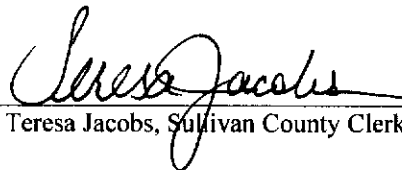
Travis Smithson – Appointment – Resume attached - Term July 2019-June 2021
(Replaces Lois Cox)

NOW THEREFORE BE IT ORDERED, ADJUDGED AND DECREED by the Sullivan County Board of Commissioners that the above appointments are confirmed.



Richard S. Venable, Sullivan County Mayor

Said order confirmed and entered into the record of the Sullivan County Board of Commissioners this
16th day of May 2019.



Teresa Jacobs, Sullivan County Clerk

Travis Smithson

2439 Hickory Tree Road
Bluff City, Tennessee, 37618
tsmithson76@gmail.com

Summary

I have over five years of recruiting, training, project management and over fifteen years in customer service. I have held training and management positions in call center environments and have held interviews, posted recruitment ads, and rolled out million dollar accounts with new businesses which required accurate record keeping and detailed reviews

Education

Sullivan East High School
High School

Bristol, Tennessee
Graduated May 1994

Employment History

Medtrip Express
Driver

Marion, Virginia
June 2018 - Present

United Health Care Services Inc
Advocate

Kingsport, Tennessee
January 2018 - May 2018

Responsible for handling state government issued insurance policies. Review claims, benefits, and eligibility

Citi Commerce Solutions
Commercial NAV

Gray, Tennessee
January 2016 - October 2017

Reviewed credit applications for new business customers.

Promoted to new departments within first two weeks.

Part of group to raise team morale.

Suggested new program to serve as go between for management and employees.

Utilized as a training walker within 6 months of hire date.

MeadowView Conference Resort &
Convention Center
Loss Prevention

Kingsport, Tennessee
June 2015 - March 2016

Responsible for all aspects of safety on property.

Was chosen to act as Manager when needed. I was the only non-supervisor chosen for the responsibility. Received several awards for outstanding service.

Trainer, Coordinator

November 2011 - January 2015

Facilitated New Hire training as well as refresher and update training across all departments. Performed interviews and worked closely with Human Resources in the hiring process.

Received first promotion within 3 weeks after training.

Piloted program for management and training recruiting.

Acted as assistant to new hire training department.

Helped with implementation of new programs for business needs.

Responsible for E-Commerce support, account creation, project management, and coordination with sales team.

Professional Skills

Windows Systems	Advanced
E Commerce	Advanced
Training	Expert
Microsoft Applications	Advanced
Project Management	Expert

References

- Aviva Frye CadenEnergix
Friend
 (276) 451-4428
- Travis Fulwider Cit:
Co-Worker
 (276) 494-2149
- Mary Royston Medtrip Express
Co-Worker
 (276) 285-4481

Resume of Paula J. Mullins

700 Fairview School Road, Blountville, TN 37617

2014 December – Retired

Professional Work Experience

2006 to 2014 – Pharmanet Resourcing, i3 Pharma Resourcing (Basking Ridge, New Jersey) contracted to GlaxoSmithKline (Collegeville, PA)

Job Title: Regional Independent Clinical Research Consultant working exclusively with oncology trials throughout the United States.

Summary of Duties: Same as summary of duties as CRA noted below.

1988 to 2005 - Beecham Laboratories (Bristol, TN), SmithKline Beecham Pharmaceuticals (Philadelphia and Collegeville, PA) and GlaxoSmithKline Pharmaceuticals (RTP, NC and Collegeville, PA)

Job Titles: Regional Monitoring Manager (RMM), Senior Clinical Research Associate (CRA), Clinical Research Associate (CRA) with therapeutic experience in oncology, anti-infectives, cardiovascular, metabolism, neurology, oncology, rheumatology and urology.

Summary of Duties as CRA: Monitor clinical investigation sites in adherence with ICH (International Conference of Harmonisation) Guidelines for Good Clinical Practice (GCP) and The Code of Federal Regulations (CFR) applicable to reporting trials that involve the participation of human subjects. Also adhere to standard operating procedures of sponsoring pharmaceutical companies.

In accordance with above guidelines, recruit investigators, initiate studies, monitor and close studies, review and/or complete documents to verify study subject participation and adherence to guidelines. Review and/or complete documents to verify study site participation and adherence to guidelines.

Carney H. Ingram
112 Stratton Place
Kingsport, TN 37663
423-239-5401
b_ingram@charter.net

EDUCATION

University of Alabama 1969
BS Education

ETSU 1987
Reading Specialist

Milligan College 2006
Teacher Mentoring Program

AWARDS

Above and Beyond Award 1985
Presented by Knox County School System

Outstanding Teacher 1986
Presented by Knox County School System
Karns Intermediate School
Reading Through the Arts Program

TEACHING EXPERIENCE

Kingsport City Schools 2008-2013
Jefferson Elementary School
Classroom Teacher
Grades 1, 3, 4
Literacy, Math, Social Studies, Science

Kingsport City Schools 2007
Jefferson Elementary School
Literacy Coach
Coached elementary teachers in reading and writing skills and techniques for grades K-5
Set up Teacher Resource Book Room for Jefferson Teachers.

Kingsport City Schools 1987-2007
Jefferson Elementary School
Classroom Teacher
Grade 2
Literacy, Math, Social Studies, Science

Knox County School System Karns Intermediate School Reading Through the Arts Teacher Grades 3-5	1982-1986
Knox County School System Karns Middle School Math Teacher	1980-1982
Montgomery County Schools Blacksburg, Virginia Classroom Teacher Grades 4 and 5	1973-1979
Fairfax County School System Gunston Elementary School Classroom Teacher Grades 3 and 4	1971-1973

RELATED EXPERIENCE

Sullivan South Area Community Chest Summer Reading Program Coordinator/Reading Specialist Recruited volunteer tutors to meet with children. Interviewed children and gave informal pre and post level tests. Wrote progress reports for parents and teachers.	2014
Kingsport City Schools Co-director Summer Reading Program Jefferson Elementary Organized, co-directed and helped teach a summer reading program for students age 6-11 who were at-risk (below grade level) in reading and math.	2000-2006

Agenda subject voting report

Meeting Name

Sullivan County Commission May 2019

5/16/2019

6 Elections, Appointments & Confirmations
Vote

Description

Sullivan County Library Board

Chairman

Venable, Richard

Total Vote Result

Voting start time 6:59:31 PM
Voting stop time 6:59:53 PM
Voting Configuration Vote
Voting mode Open
Vote Result

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

Group Voting Result

Group	Yes	Absent
No group	22	0
Total Results	22	0

Individual Voting Result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Bialock, Judy ()	X			
Broughton, Todd ()	X			
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()				X
Hutton, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Shull, Patrick ()	X			
Stanley, Angie ()				X
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

SULLIVAN COUNTY BOARD OF COMMISSIONERS
Regular Session
PUBLIC COMMENT

May 16, 2019

PLEASE PRINT

	Name	Street Address	City
1	Eva JESSEE	1824 Jackson Hollow Rd	Kingsport
2	James Dugger	1674, 1680 Weaver Branch Rd	Piney Flats
3	Lawrence G. Ketron	232 New Beason Wall Rd.	Kingsport
4	Ernie Rumbold	124 Blenda Ave.	Kingsport
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

SULLIVAN COUNTY CLERK
TERESA JACOBS COUNTY CLERK
3258 HIGHWAY 126 SUITE 101
BLOUNTVILLE TN 37617
Telephone 423-323-6428
Fax 423-279-2725

Notaries to be elected May 16,2019

BRIAN L. ADAMS
WILLIAM C. ARGABRITE
MARY MICHELLE AUSTIN
JONATHAN DEE LANCE BROWN
ANGELA CARTER CHAPMAN
TIMOTHY CHARLES CLARK
HEATHER COMBS
TERESA J. DARNELL
LARA DOSS
RUBY D DUTTON
JANICE P GORLEY
DAVID A. GREENE
DEBRA FORD GREER
LENA ANN GRIFFIN
ALLISON GROSS
BETH GUY
MEREDITH J HUGHES
MISTY M HYLTON
RACHEL JAMES
DEENA N JOYCE
ZACHARY KEITH
RANDY M. KENNEDY

BARBARA JANE LAMBERT
SHEILA KAY LONG
ROBERT CALHOUN LOONEY
JACKIE WAYNE OWENS
SHARON ANN PAYNE
REX ALLEN PENDERGRASS
KATELYN M. RATLIFF
MELISSA A. RIDDLE
TASHA ROGERS
JACQUELINE SADLO
HOLLY L. SELF
REGINA LYNN SLAUGHTER
MATTHEW DAVID STRICKLER
DEBORAH TODD
LYNNETTA CAROL TRIVETT
GLENDA T. VENABLE
BECKY JANE WALSH
VICTORIA B WATSON
ANITA R WHITE
DAVID G WRIGHT

PERSONAL SURETY
WESTERN SURETY 10,000 4-12-19
TIMOTHY E. SCOTT
HUNTER SCOTT

UPON MOTION MADE BY COMM. MICHAEL COLE AND SECONDED BY COMM. COMM.
HUNTER LOCKE TO APPROVE THE NOTARY APPLICATIONS HEREON, SAID MOTION WAS
APPROVED BY ROLL CALL VOTE OF THE COMMISSION.

21 AYE 3 ABSENT

**STATE OF TENNESSEE
COUNTY OF SULLIVAN**

**APPROVAL OF NOTARY
SURETY BONDS**

May 16, 2019

Name of Notary

**Tammy Lea Rogers
Mitchell Louis Clark
Lisa E Kodak
Robin Annette Ketron
Jada Bolden**

Personal Surety

**Anthony Ponder
Roy Matthews Jr
Jeremy Harr
Jeremy Harr
Gayton Marshall**

Personal Surety

**David Gordon
Pamela Hughes
Greg Francisco
Greg Francisco
Kelly West**

**UPON MOTION MADE BY COMM. MICHAEL COLE AND SECONDED BY COMM. HUNTER LOCKE
TO APPROVE THE NOTARY BONDS OF THE ABOVE NAMED INDIVIDUALS, SAID MOTION WAS
APPROVED BY ROLL CALL VOTE OF THE COMMISSION.**

21 AYE 3 ABSENT

Agenda subject voting report

Meeting Name

Sullivan County Commission May 2019

5/16/2019

8 Approval of Notary Publics
Vote

Description

Chairman Venable, Richard

Total Vote Result

Voting start time 7:12:25 PM
Voting stop time 7:12:44 PM
Voting Configuration Vote
Voting mode Open
Vote Result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

Group Voting Result

Group	Yes	Absent
No group	21	0
Total Results	21	0

#3

Individual Voting Result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()	X			
Broughton, Todd ()				X
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()				X
Hutton, Mark ()				X
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Shull, Patrick ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

Public Notice

The Sullivan County Board of County Commissioners will hold a public hearing on Thursday, May 16, 2019 at 6:00 P.M. in the Sullivan County Courthouse, Blountville, TN to consider the following requests:

1) James Dugger - Reclassify property located at 1674 Weaver Branch Road, Piney Flats from A-1 (General Agricultural/Estate Residential District) to B-1 (Neighborhood Business District) for the purpose of converting an existing church building into a pool and spas workshop. Dugger Property being Tax Map 124, part of parcel 1.40, located in the 9th Civil District; and

2) Rick Millsap - Reclassify property located at the corner of Tate Road and New Beason Well Road, Kingsport from B-1 (Neighborhood Business District) to M-1 (Light Manufacturing/Warehouse District) for the purpose of building a mini-warehouse building. Millsap Property being Tax Map 06, Parcel 31.04 and located in the 10th Civil District; and

3) Steve Huff – Reclassify property located at 119 Witherspoon Drive, Kingsport from R-1 (Single-Family Residential) to B-3 (General Business District) for the purpose of expanding his existing plumbing business. Huff Property being Tax Map 1071, Group E, Parcel 11.00 and located in the 14th Civil District. The public is cordially invited to attend this public hearing and comment upon any rezoning request.

1

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Property Owner: James Dupont
Address: 213 Warrior Drive
Kingsport TN 37662
Phone: 423 246 3273 Date of Request: 02/19/2019

Property Located in 09 Civil District

[Signature]
Signature of Applicant

OFFICE USE ONLY

Meeting Date: 02/16/2019 Time: 6:00PM
Place: Historic Courthouse, 2nd Floor
Commission Chambers, Blountville, TN

Planning Commission Approval: [Signature]
02/16/19 Denial

County Commission Approval: [Signature]
02/16/19 Denial

Other: 20-100 & 20-100

Final Action Date: 5/16/19

PROPERTY IDENTIFICATION

Tax Map No. 124 / 1 / 1 Parcel 001 20
Zoning Map 26 / Zoning District A-1 / Proposed District B-1
Property Location: 1674 Weaver Branch Road
Purpose of Rezoning: For a Sales and Service of Pool Tables

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.

[Signature]
SWORN TO AND SUBSCRIBED before me this 19 day of February

[Signature]
Notary Public

My Commission Expires: 07 29 2019

F. SULLIVAN COUNTY ZONING RESOLUTION TEXT/MAP AMENDMENTS:

F1. Rezoning Request: A-1/General Agricultural to B-1/Neighborhood Business

FINDINGS OF FACT –

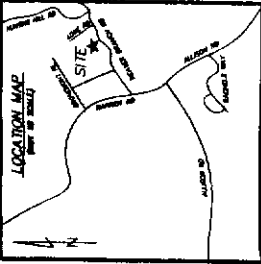
Property Owners:	James Dugger (new owner) (previously owned by Michael Brooks)
Applicants:	same
Representative:	same
Location:	1674 Weaver Branch Road, Piney Flats
Civil district:	9 th
Development Plan:	n/a
Parcel ID:	Tax Map 124, Parcel 001.40 (part of parcel – see survey)
Surveyor:	Ty LaRue, rls – Iron Mountain Surveying
Engineer:	n/a
Architect:	n/a
Growth Boundary:	Johnson City Urban Growth Boundary
Utility District:	Johnson City Utility
Public Sewer:	n/a – existing septic
Proposed Zoning:	B-1 – Neighborhood Business
Surrounding Zoning:	A-1
Land Use Plan 2006-2026:	Low Density
Neighborhood Opposition:	<i>No opposition prior to the meeting</i>

Staff Field Notes and General Comments:

- Staff inspected the site and found that the new owner is working on improving the site already (see pictures).
- The lot was developed as a church; however the church sold the property recently and closed their doors.
- The proposed lot 1 for consideration is already paved and developed. The new owner would like to build his home on lot 2 and relocate his business office and show room inside the existing church buildings. He stated that he already has a warehouse in the Sevier County area.
- Staff has explained that while Weaver Branch Road is within the Johnson City Urban Growth Boundary and is classified as a Collector Road, it is still rural in nature with an established residential subdivision and farmland adjacent to site.
- A B-1 zoning classification is limited to neighborhood and convenience retail as well as offices but will prohibit outside storage of goods and equipment.
- If rezoned, the owner will need to install either a wooden privacy fence along the neighboring property lines or plant a tree line buffer per the zoning code.
- The closest B-1 zoning district is the recently rezoned Old Jones' Store on Allison Road at the intersection off Warren Road (see zoning map). This was rezoned for a surveying office.

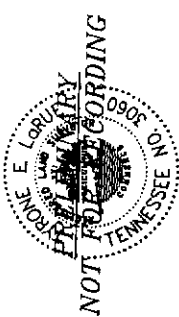
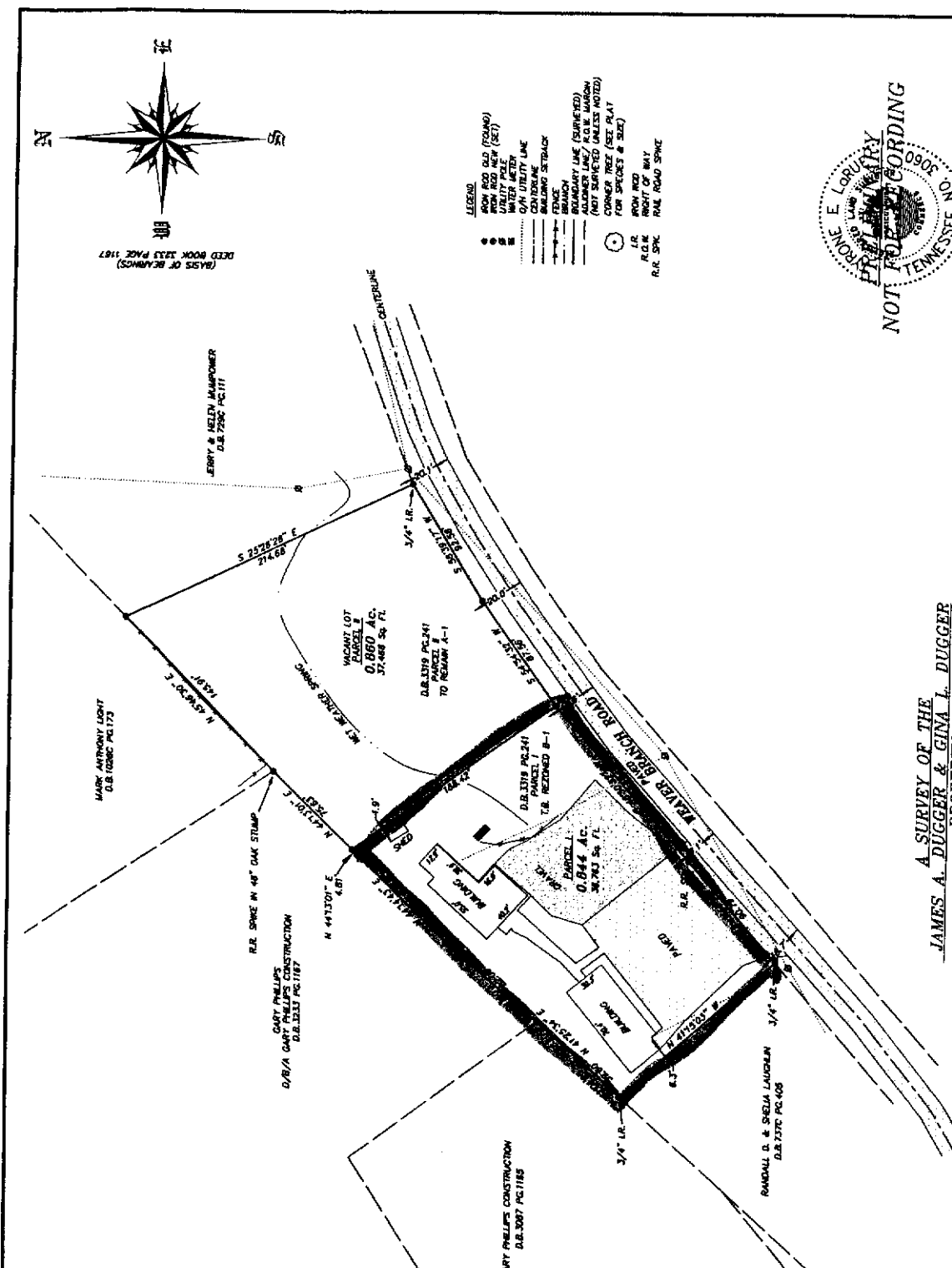
Meeting Notes at Planning Commission:

- *Mr. James Dugger was present. He stated that the location serves as a gathering place for his employees to start the work day however he distributes new pool tables and spas out of his warehouse in the Gatlinburg area. Most of his business is servicing hot tubs and pool tables for the cabin developments in the Gatlinburg area. He would like to relocate his business here from Hwy 36 in Kingsport. The nature of his business is service at the customer, not retail at this location. He would also like to build his home above this site; thus only requesting the rezoning of half of the property. He submitted a survey illustrating the boundary request.*
- *Staff read her report and findings.*
- *There was no one in the audience in opposition for this request.*
- *Staff confirmed there was no opposition submitted prior to the meeting either.*
- *After considerable discussion and confirmation by the applicant of the restrictions with the B-1 zoning classification, Mary Ann Hager motioned to forward a favorable recommendation onto the County Commission for this request.*
- *Linda Brittenham seconded the motion and the vote in favor passed unanimously.*



MOUNTAIN SURVEY CO. INC.
 744 ALLISON RD.
 PINNEY FLATS, TN
 (423) 381-8200

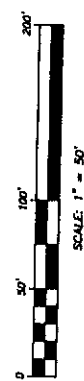
- NOTES**
1. THIS PROPERTY IS DESCRIBED IN D.B. 3178 PG. 241.
 2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN, THAT MAY AFFECT THE PROPERTY.
 3. ALL DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY TAX ASSESSOR'S OFFICE.
 4. THIS SURVEY IS SUBJECT TO ANY EXISTING RECORDS OF COUNTY, CITY OR STATE RECORDS THAT MAY AFFECT THE PROPERTY.
 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 6. ALL OF THE MAP IS IN PINEY FLATS.
 7. THIS PROPERTY DOES NOT ADJACENT TO ANY ZONING ORDINANCE.
 8. STRIPES ARE AS PER THE PARTICULAR ZONING ORDINANCE IN PINEY FLATS.
 9. PROPERTY ADDRESS: 1024 WEAVER BRANCH ROAD, PINNEY FLATS, TN 37866.



HERVEY CERRY THAT THIS IS A PATENTED SURVEY AND THAT THE RATIO OF PRECISION OF THIS SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE TENNESSEE SURVEYING STANDARDS OF PRACTICE.

TRAVIS E. LARUE
 IN RELY 2020

**A SURVEY OF THE
 9TH CIVIL DISTRICT
 JAMES A. DUGGER & GINA L. DUGGER
 SULLIVAN COUNTY, TENNESSEE
 SURVEYED MARCH 12, 2019**



SURVEY OF THE DUGGER PROPERTY
SULLIVAN COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.720 AC.	TOTAL LOTS	0
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	JAMES A & GINA L. DUGGER	CIVIL DISTRICT	9TH
SURVEYOR	TRAVIS E. LARUE	CLOSURE ERROR	1:10,000
SCALE	1" = 50'		

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN FILED IN THE PUBLIC RECORDS OF SULLIVAN COUNTY, TENNESSEE, IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE SURVEYING STANDARDS OF PRACTICE. THE SURVEYOR HAS BEEN LICENSED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF TENNESSEE. THE SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN, THAT MAY AFFECT THE PROPERTY.

CITY ENGINEER OF SULLIVAN COUNTY COMMISSIONER OF RECORDS

DATE

CERTIFICATE OF THE APPROVAL OF STREETS

I HEREBY CERTIFY THAT THE SURVEY HAS BEEN FILED IN THE PUBLIC RECORDS OF SULLIVAN COUNTY, TENNESSEE, IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE SURVEYING STANDARDS OF PRACTICE. THE SURVEYOR HAS BEEN LICENSED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF TENNESSEE. THE SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN, THAT MAY AFFECT THE PROPERTY.

CITY ENGINEER OF SULLIVAN COUNTY COMMISSIONER OF RECORDS

DATE

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE SURVEY HAS BEEN FILED IN THE PUBLIC RECORDS OF SULLIVAN COUNTY, TENNESSEE, IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE SURVEYING STANDARDS OF PRACTICE. THE SURVEYOR HAS BEEN LICENSED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF TENNESSEE. THE SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN, THAT MAY AFFECT THE PROPERTY.

CITY ENGINEER OF SULLIVAN COUNTY COMMISSIONER OF RECORDS

DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE SURVEY HAS BEEN FILED IN THE PUBLIC RECORDS OF SULLIVAN COUNTY, TENNESSEE, IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE SURVEYING STANDARDS OF PRACTICE. THE SURVEYOR HAS BEEN LICENSED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF TENNESSEE. THE SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN, THAT MAY AFFECT THE PROPERTY.

CITY ENGINEER OF SULLIVAN COUNTY COMMISSIONER OF RECORDS

DATE

CERTIFICATE OF OWNERSHIP AND INDICATION

I HEREBY CERTIFY THAT THE SURVEY HAS BEEN FILED IN THE PUBLIC RECORDS OF SULLIVAN COUNTY, TENNESSEE, IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE SURVEYING STANDARDS OF PRACTICE. THE SURVEYOR HAS BEEN LICENSED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF TENNESSEE. THE SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN, THAT MAY AFFECT THE PROPERTY.

CITY ENGINEER OF SULLIVAN COUNTY COMMISSIONER OF RECORDS

DATE

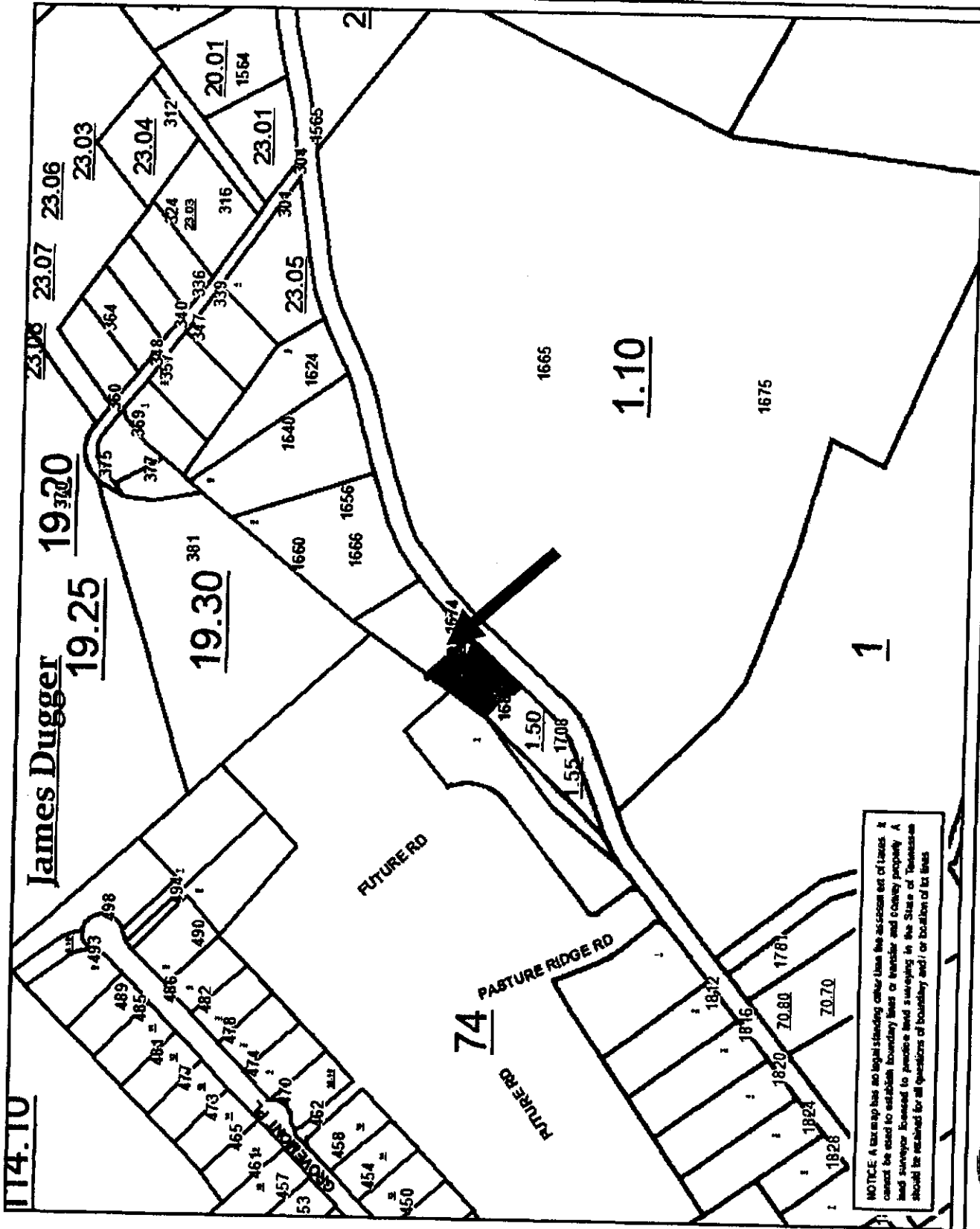
UTILITY & EASEMENT EXAMINATION

I HEREBY CERTIFY THAT THE SURVEY HAS BEEN FILED IN THE PUBLIC RECORDS OF SULLIVAN COUNTY, TENNESSEE, IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE SURVEYING STANDARDS OF PRACTICE. THE SURVEYOR HAS BEEN LICENSED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF TENNESSEE. THE SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN, THAT MAY AFFECT THE PROPERTY.

CITY ENGINEER OF SULLIVAN COUNTY COMMISSIONER OF RECORDS

DATE

Address Data Source:
 Sullivan County, Tenn Co 911
 Mapper: KGI GIS
 Johnson City, TN 37604
 Contact: 615.911.1111



NOTICE: A taxmap has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and/or location of lot lines.

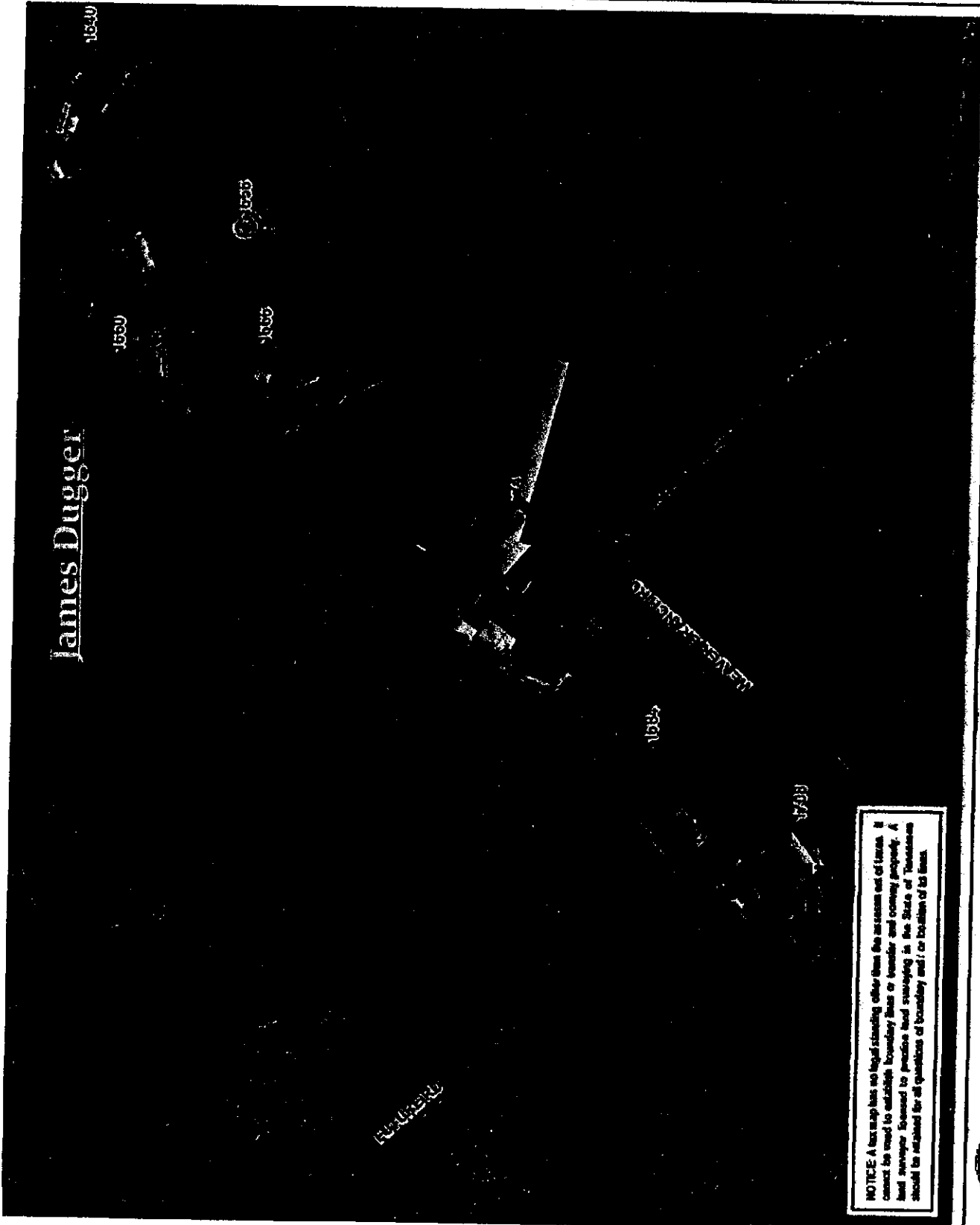


- 0.2 PCT Annual Chance Flood Hazard
- Zone A - No Base Flood Elevations Determined
- Zone AE - Base Flood Elevations Determined
- FloodWay Areas in Zone AE

Sullivan County, TN
Planning and Codes Dept.



Address Data Source:
 Sullivan County Soil Co 911
 Support: K&E GIS
 Johnson City, TN 37605
 Street: Street 911



NOTICE: A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or locate and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and/or location of lot lines.



Sullivan County, TN
 Planning and Codes Dept.

- 0.2 PCT Annual Chance Flood Hazard
- Zone A - No Base Flood Elevations Determined
- Zone AE - Base Flood Elevations Determined
- Floodway Areas in Zone AE



imagery

Address Data Source:
 Sullivan County, TN Co 911
 Kingsport, TN GIS
 Johnson City, TN GIS
 Bristol, TN Co 911

Parcels Zoning

- A-1
- A-2
- AR
- B-1
- B-2
- B-3
- B-4

Bluff City

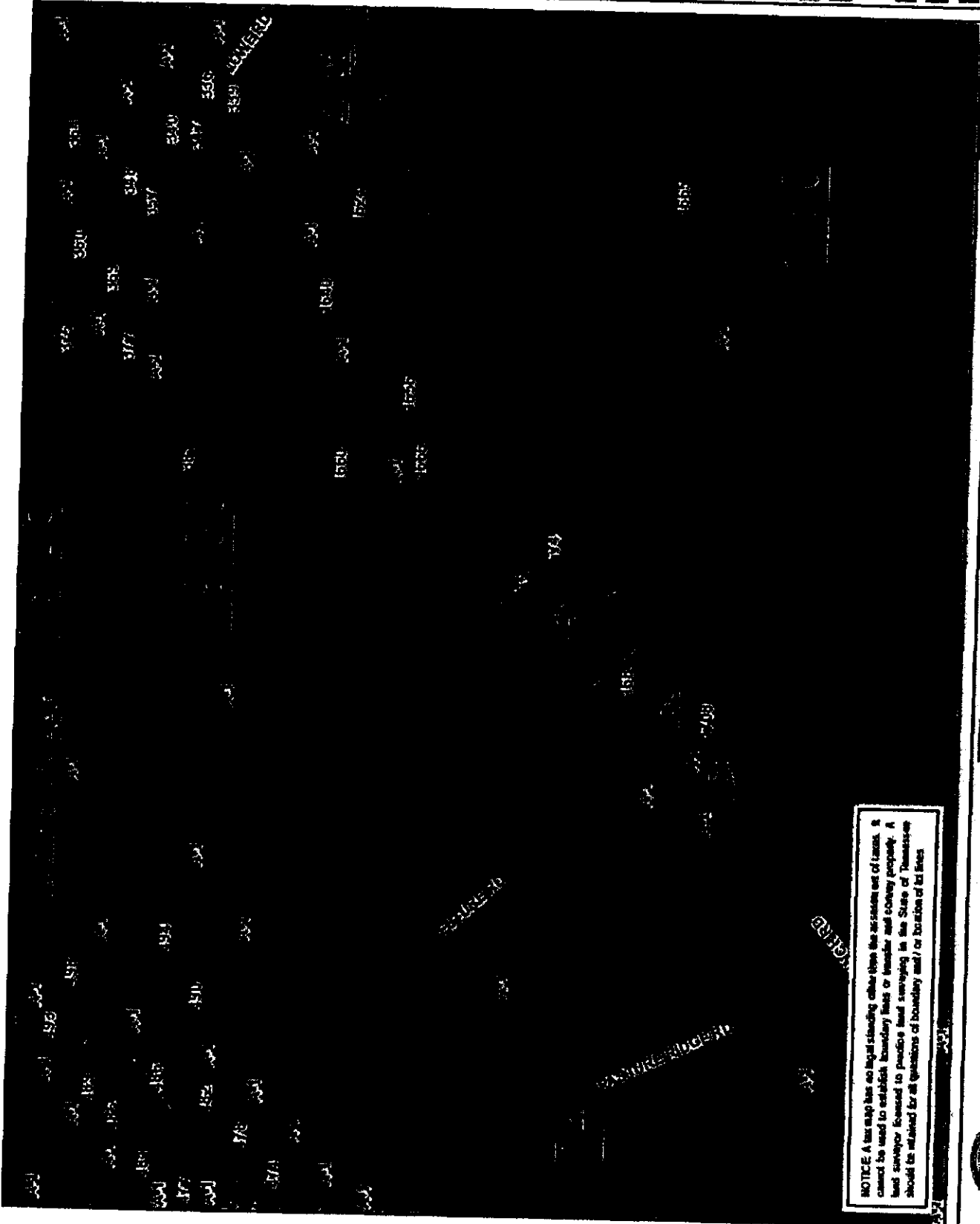
Bristol

Johnson City

Kingsport

- M-1
- M-2
- PBD-3
- PBDYSC
- PMD-1
- PMD-2

- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water
- Imagery



NOTICE: This map has no legal standing other than the association of colors. It cannot be used to establish boundary lines or transfer real estate property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and/or location of lot lines.

- 0.2 FCT Annual Chance Flood Hazard
- Zone A - No Base Flood Elevations Determined
- Zone AE - Base Flood Elevations Determined
- FloodWf by Areas in Zone AE



Sullivan County, TN
 Planning and Codes Dept.





SULLIVAN COUNTY
Planning & Codes Department
3411 Highway 126, Suite 30
Blountville, TN 37617
Office: 423.323.6440
Fax: 423.279.2886

NOTICE OF REZONING REQUEST

Dear Property Owner:

Please be advised that James Dugger has applied to Sullivan County to rezone property located at 1674 Weaver Branch Road from A-1 (General Agricultural/Estate Residential District) to B-1 (Convenience Neighborhood Business District) for the purpose of opening a sales and service of pool tables business.

Sullivan County Regional Planning Commission – 6:00PM on 04-16 2019 (Tuesday night)

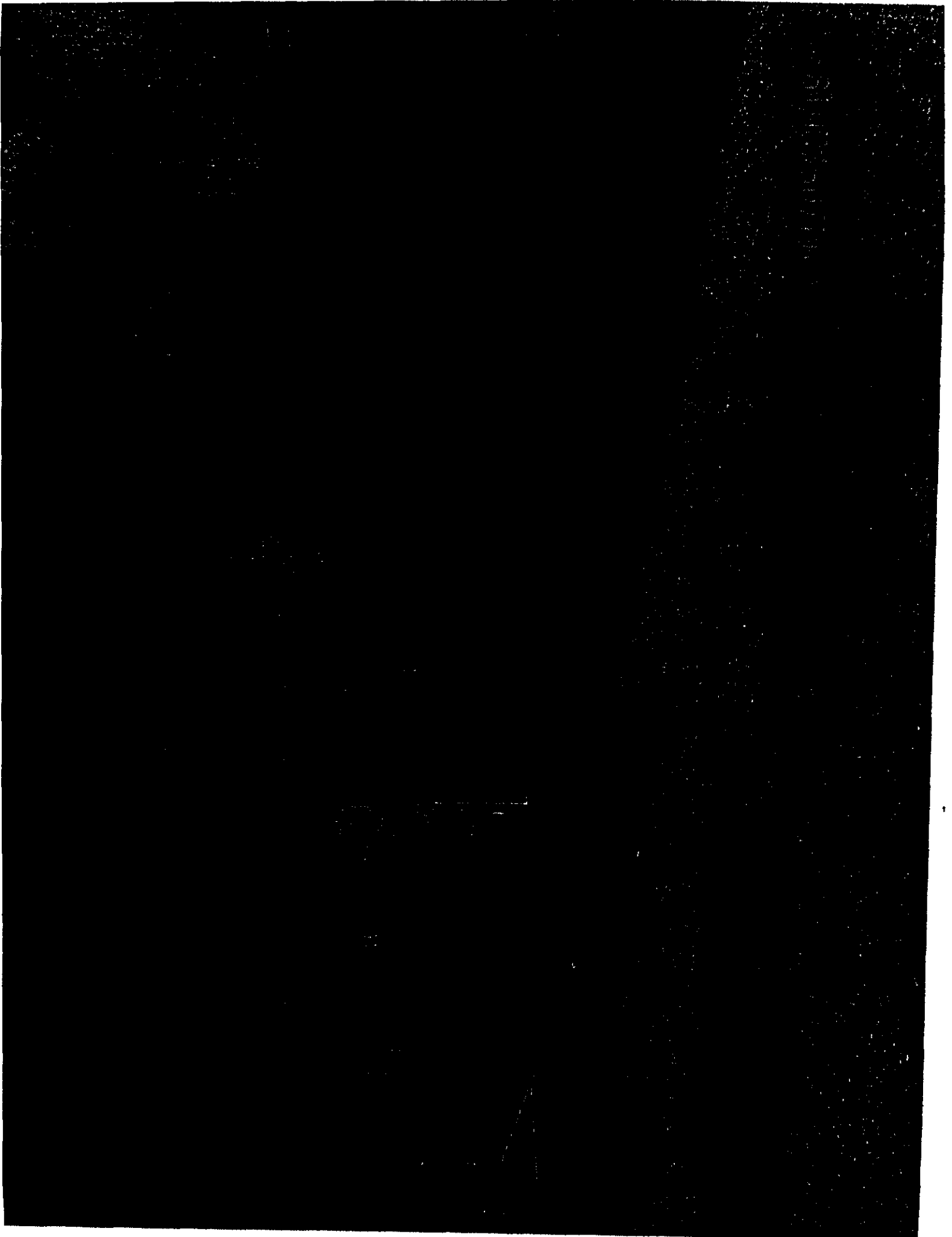
County Commission public hearing – 6:00PM on 05-16-2019 (Thursday night)

Both meetings are held in the Old Historic Sullivan County Courthouse, 2nd Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let the Sullivan County Planner know if you need any special assistance for these public meetings at (423-279-2603).

Regards,

A handwritten signature in cursive script that reads "Tim Earles".

Tim Earles CBI-CPI-CRMI
Building Commissioner
Property Maintenance Administrator
Flood Damage Prevention Administrator
Zoning Administrator
Sullivan County Planning & Codes Dept.
building@sullivancountyttn.gov



CHRYSLER



Agenda subject voting report

Meeting Name

Sullivan County Commission May 2019

5/16/2019

10 ZONING Resolution No. 2019-05-01 Sponsors: Calton/ Gardner
Vote

Description

Applicant # 1: James Dugger

Chairman

Venable, Richard

Total Vote Result

Voting start time 7:19:29 PM
Voting stop time 7:21:18 PM
Voting Configuration Vote
Voting mode Open
Vote Result

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

Group Voting Result

Group	Yes	Absent
No group	22	0
Total Results	22	0

Individual Voting Result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()	X			
Broughton, Todd ()	X			
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()				X
Hutton, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()				X
Morrell, Randy ()	X			
Shull, Patrick ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

PETITION TO SULLY VAN COUNTY FOR REZONING

A request for rezoning is made by the person named below, and request to go before the Sully Van County Regional Planning Commission for consideration to the Sully Van County Board of Commissioners.

Property Owner: Rick Milligan
Address: 305 Barnstable Lane
Chilmark, N.Y. 12512
Phone: 424-244-1219 Date of Request: 12/08/2019
Property Located in: 101-544 District

[Signature]
Signature of Applicant

OFFER I USE ONLY

Meeting Date: 04/16/2020 Time: 9:00 AM

Place: Property Commission, 271 1st
Commission Chambers, Burlington, VT

Planning Commission Approved

Dated: 1/22/20

County Commission Approved

Dated: 1/22/20

Order: 23 *[Signature]*

Meeting Date: 5/16/19

PROPERTY IDENTIFICATION

Parcel Number: 0218 County: 1 Assessed Value: 111,000

County: 10 Zoning District: 1 Proposed District: 101-544

Address: 305 Barnstable Lane Chilmark, N.Y. 12512

Proposed Rezoning: From 101-544 to 101-544

The undersigned hereby certifies that the information presented in this petition to Sully Van County for Rezoning is true and correct to the best of my information and belief.

STATE OF VERMONT, COUNTY OF SULLY, BEFORSAYED: *[Signature]*

[Signature]
County Public

My Commission Expires: 1/31/2021

F. SULLIVAN COUNTY ZONING RESOLUTION TEXT/MAP AMENDMENTS:

F2. Rezoning Request: B-1/Neighborhood Business to M-1/Light Manufacturing/Warehouse

FINDINGS OF FACT –

Property Owners:	Rick Millsap
Applicants:	same
Location:	Corner of New Beason Well Rd and Tate Rd, Kingsport
Civil district:	10 th
Development Plan:	if rezoned would require a site plan
Parcel ID:	Tax Map 031B, Group E, Parcel 031.04
Growth Boundary:	Sullivan County Planned Growth Area
Utility District:	Bloomingtondale Utility
Public Sewer:	n/a
Proposed Zoning:	M-1/ Light Manufacturing/Warehouse
Surrounding Zoning:	R-3, R-1 and M-1
Land Use Plan 2006-2026:	Low-Density
Neighborhood Opposition:	Yes, staff has received two calls of complaints

Staff Field Notes and General Comments:

- The site is currently zoned B-1/Neighborhood Business.
- In 2004 Mr. Millsap requested this site to be rezoned from R-3 to B-3 to develop the site for a mini-warehouse/self-storage facility and was denied by County Commission.
- Then in 2007 he applied to have the site rezoned from R-3 to B-1 for a proposed day care facility. This request was approved; however the site is still vacant.
- The owner is seeking rezoning from B-1 to M-1 in order to allow a mini-warehouse/self-storage facility on site.
- The two lots across Tate Road are zoned M-1. The surrounding zoning is residential.
- In 2005 the county updated the Zoning Code to redefine the land uses by zoning district and to dissolve any "pyramid zoning scheme".
- The B-3 zoning district is actually the broadest zoning district that allows all types of residential development, commercial and mini-warehouses; while the M-1 zoning does not allow for residential or general commercial land uses – thus not "pyramid zoning." The primary difference between B-3 and M-1 is M-1 does not allow for auto body repair and B-3 does. B-3 allows auto towing/wrecker service and M-1 does not. Staff advised the applicant to amend his rezoning request from B-3 to M-1 for these reasons, while still affording him the opportunity to request approval for a self-service/mini warehouse zoning district.
- This site is located along a primary collector road and has public water but not public sewer to the site.
- This site is located about 2000 feet south of the intersection of Bloomingtondale Road where existing commercial development is prevalent.
- Public sewer has been extended down New Beason Well Road following the creek bed, which is behind this parcel to the rear of the mobile home park (see map).
- While a General Business district might not be the most compatible with the surrounding neighborhood in this specific area along the corridor; the site in question would be an expansion of the existing M-1 zoning districts across Tate Road, directly in front of this site.
- However the existing M-1 Zoning District (two lots) was zoned such originally due to existing businesses. Staff recommendation would have been to *not* have spot zoned these back in 1988, rather allow for legal but non-conforming status. **Thus my recommendation back in 2007 for the B-1 zoning remains.** The General Business districts at the intersection of Stone Drive and Bloomingtondale Road are good locations for business due to high traffic counts and visibility. The remaining stretch of New Beason Well Road is primarily single family and multi-family residential. The existing B-1 district allows for neighborhood commercial. M-1 districts ideally should be located around established business districts or within office and manufacturing parks where the infrastructure can support a multitude of uses.

- In addition, the site is too small to accommodate an M-1 or full commercial zoning district. The existing M-1 district on Tate Road is also too small to accommodate the existing business (see pictures) as the cars are being parked on the street and actually on Mr. Millsap's property.

Meeting Notes at Planning Commission:

- *Mr. Millsap was present to address the board. He stated that he owns a storage building on Brookside Lane in Kingsport and would like to add one at this location. He stated that he takes pride in his business in Kingsport and even received a Beautification Award from the city. He would like to add a building at this location as an extension of his business.*
- *Mary Rouse asked him why this location and why did he ask for a B-1 back in 2007 when he originally asked for a B-3 for the same reason as this current rezoning application.*
- *Mr. Millsap stated that he decided not to build a daycare center as there was too much liability with that type of business. He backed out of that plan and has been sitting on this property.*
- *John Moody asked him how many storage units would he be able to fit on this lot if it were rezoned for such.*
- *Mr. Millsap stated that he could fit 35 self-storage units on this site and that it would pay for itself in 7 years.*
- *Mr. Lawrence Ketron, 232 New Beason Well Road, spoke in opposition. He submitted a letter of opposition on behalf of Mr. Roger Warner, who could not attend the meeting. Mr. Ketron also submitted a petition of signatures from landowners along the road in opposition to this request. The petition was received on Monday, April 15th. Staff made copies for all members.*
- *Mr. Ketron stated that this lot is only .62 of an acre, and according to the Zoning Code for M-1, it should be at least one acre in order to be considered for rezoning to M-1. He stated, the site is too small for this zoning classification and the proposed use as it would not conform to the building setbacks and buffering.*
- *Stephanie Ketron, heir to the land adjacent to this site, spoke in opposition to this request. She stated that while there were commercial zoning districts at the intersections of Hwy 11W and Bloomindale, this site is in the middle of New Beason Well Road and clearly surrounded by residential land uses. She stated that there is a transitional zoning of B-1 and apartments from the commercial districts.*
- *Staff read her report and recommendation. Discussion continued.*
- *After considerable study, Linda Brittenham motioned to send an unfavorable recommendation to the County Commission for this request and to uphold the recommendation by staff and previous decisions by the county.*
- *Calvin Clifton seconded the motion and the motion to send an unfavorable recommendation, passed unanimously.*

Address Data Source:
 Sullivan County: 3/11/09 911
 Request: KRI GIS
 Johnson City: JC GIS
 Contact: 605/911

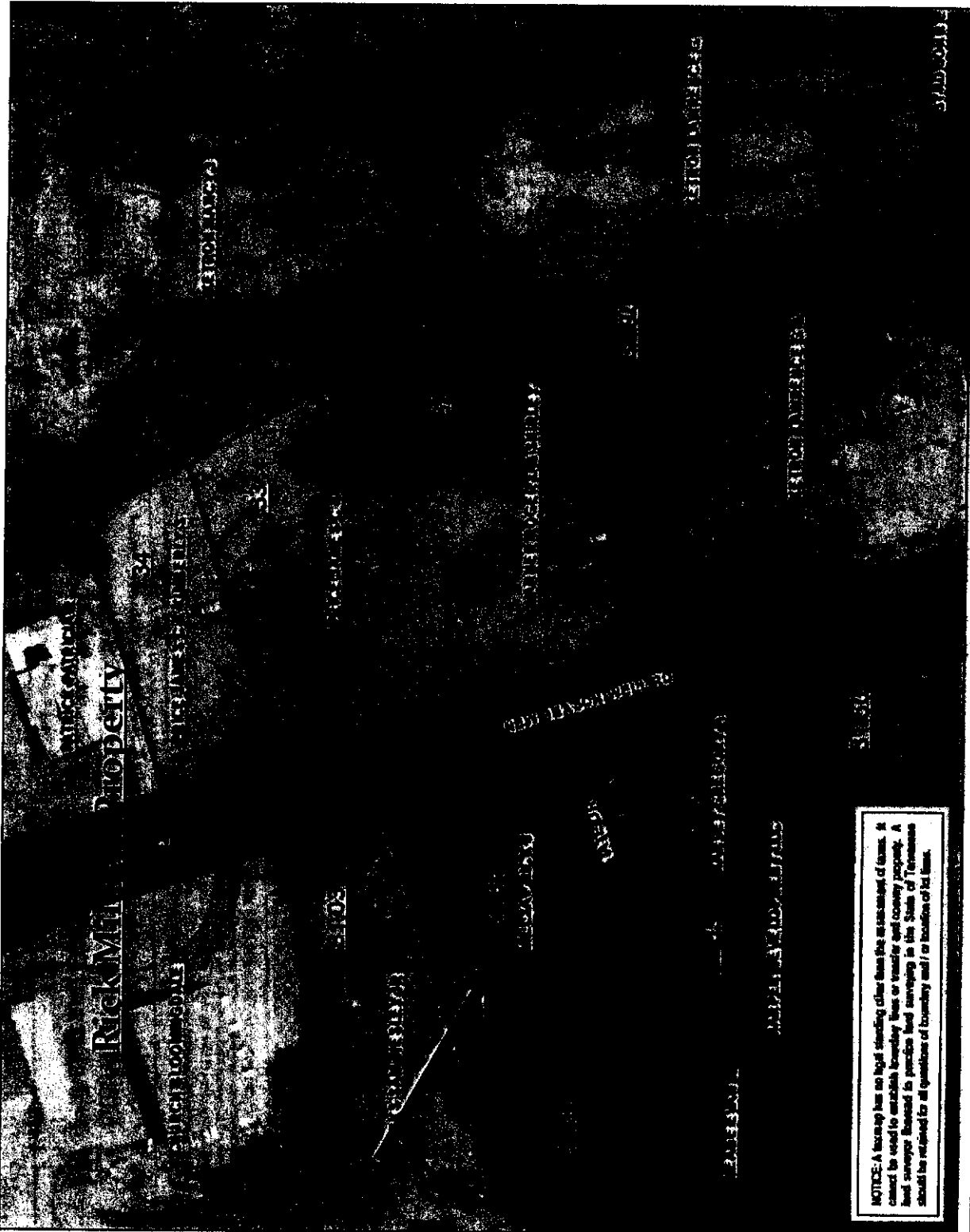
PUD

Parcels Zoning

- A-1
- A-2
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PBD-3
- PBD/SC
- PM D-1
- PM D-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B

Water

2015 - Color Image



- 0.2 PCT Annual Chance Flood Hazard
- Zone A - No Base Flood Elevations Determined
- Zone AE - Base Flood Elevations Determined
- Flood May Occur in Zone AE

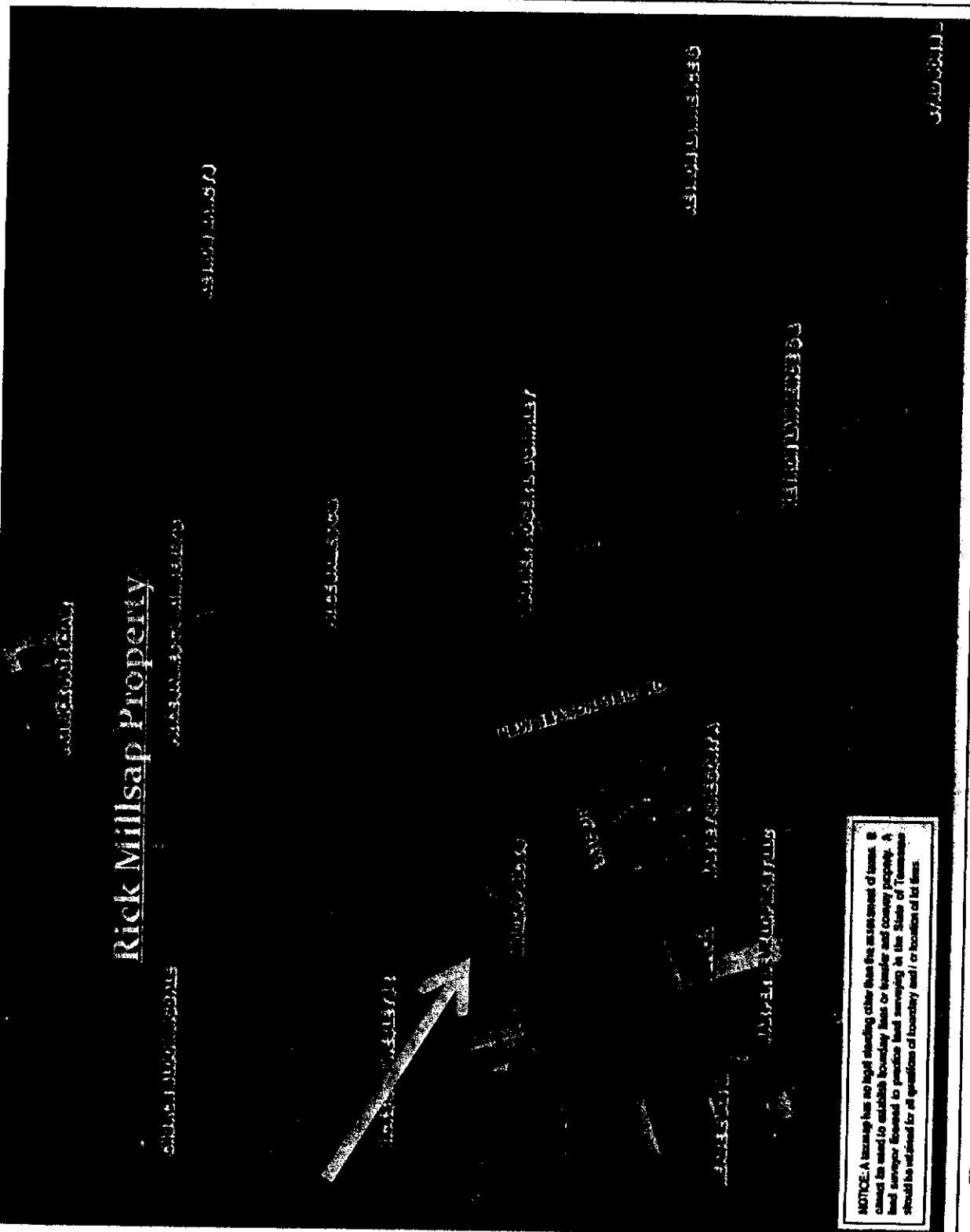
NOTICE: A license has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer title to any property. A land surveyor licensed in practice and serving in the State of Tennessee should be retained for all questions of boundary and/or location of lot lines.



Sullivan County, TN
 Planning and Codes Dept.

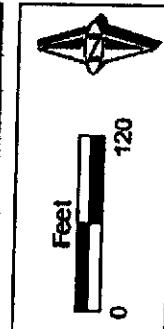
Address Data Source:
 Sullivan County, Suit Co 911
 200 West 1st St
 Johnson City, TN 37601

2015 - Color image



Rick Millsap Property

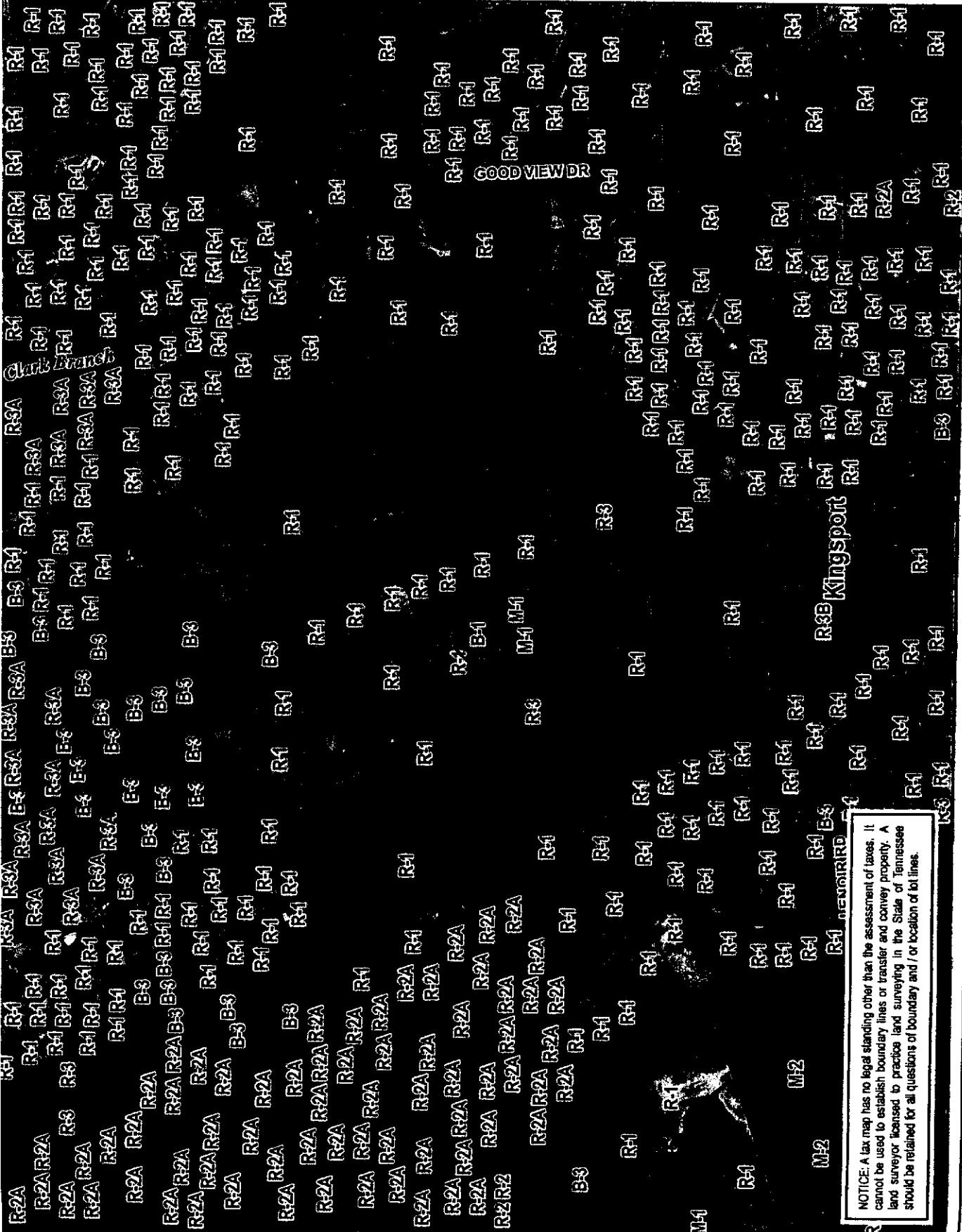
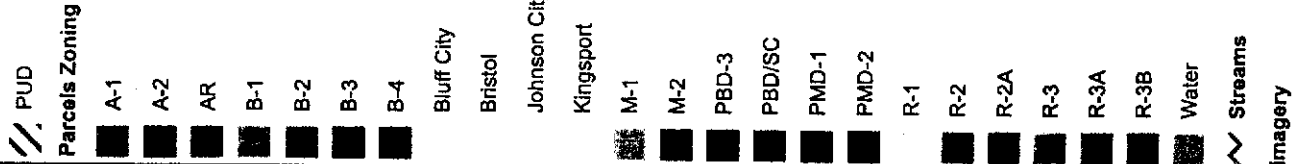
NOTICE: A licensee has no right standing other than the existence of laws. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and/or location of lot lines.



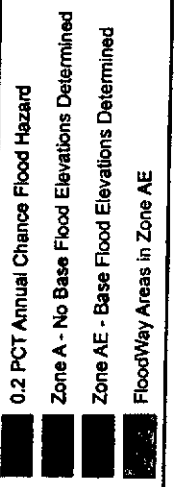
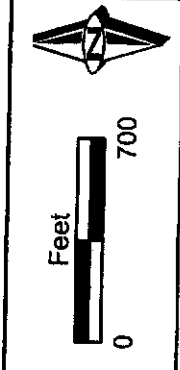
- 0.2 PCT Annual Chance Flood Hazard
- Zone A - No Base Flood Elevations Determined
- Zone AE - Base Flood Elevations Determined
- Floodway Areas in Zone AE

Sullivan County, TN
 Planning and Codes Dept.

Address Data Source:
 Sullivan County: Soil Co 911
 Kingsport: Kpt GIS
 Johnson City: JC GIS
 Bristol: Bristol 911



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Sullivan County, TN
 Planning and Codes Dept.



SULLIVAN COUNTY
Planning & Codes Department
3411 Highway 126, Suite 30
Blountville, TN 37617
Office: 423.323.6440
Fax: 423.279.2886

NOTICE OF REZONING REQUEST

Dear Property Owner:

Please be advised that Mr. Rick Millsap has applied to Sullivan County to rezone 0.62 acres of property located on New Beason Well Road from B-1 (Convenience Neighborhood Business District) to M-1 (Light Manufacturing District) for the purpose of self-storage mini warehouse facility.

Sullivan County Regional Planning Commission – 6:00PM on 04-16-2019 Tuesday night

County Commission public hearing – 6:00PM on 05-16-2019 Thursday night

Both meetings are held in the Old Historic Sullivan County Courthouse, 2nd Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let the Sullivan County Planner know if you need any special assistance for these public meetings at (423-279-2603).

Regards,

Ambre M. Torbett, AICP
Director Planning & Codes

attachment/mh

DISTRICTS	PBD-3	PBD/SC	B-4	B-3	B-2	B-1
III. COMMERCIAL ACTIVITIES – Amended 09 17 07						
A. Adult Entertainment Establishments	X	X	X	X	X	X
B. Animal Care and Veterinary Services	PC	PC	SUP	SUP	SUP	SUP
C. Automotive Parking – open lots only in B-2 and B-1, no public garages or parking structures	PC	PC	P	P	P*	P*
D. Automotive and Marine Craft Sales and Accessory Services	PC	PC	P	P	X	X
<u>E</u> Automotive Body and Repair Shops <i>Major Difference</i>	X	PC	X	P	X	X
F. Auto Towing and temporary storage	X	X	X	SUP	X	X
G. Banking, Financial, Insurance and Real Estate Services	PC	PC	P	P	P	P
H. Convenience Retail Sales and Services	PC	PC	SUP	SUP	SUP	SUP
I. Entertainment and Amusement Services - Limited	PC	PC	SUP	SUP	SUP	X
J. General Business and Communications	PC	PC	P	P	P	X
K. General Retail Trade	PC	PC	P	P	P	X
L. Group Assembly and Commercial Outdoor Recreation	PC	PC	SUP	SUP	SUP	X
M. Outdoor Material and Equipment Sales and Repair	PC	PC	P	P	X	X
N. Professional Services – Medical	PC	PC	P	P	P	P
O. Professional Services – Non-medical/Professional Offices	PC	PC	P	P	P	P
P. Restaurant, Full Service	PC	PC	P	P	P	X
Q. Restaurant, Fast Food	PC	PC	P	P	X	X
R. Scrap Operations/junk yards	X	X	X	X	X	X
S. Self-Storage/Mini-Warehouse Facilities	PC	PC	P	P	X	X
T. Transient Habitation	PC	PC	PC	X	X	X
U. Warehousing, Goods, Transport, and Storage	X	PC	X	X	X	X
V. Wholesale Sales	PC	PC	P	P	X	X
W. Indoor Sport Shooting Range Facilities <i>amended on 3/15/10</i>	PC	PC	PC	PC	X	X
IV. MANUFACTURING ACTIVITIES						
A. Manufacturing – Limited	PC	PC	SUP	SUP	X	X
V. AGRICULTURAL AND EXTRACTIVE ACTIVITIES						
A. Agricultural – General	P	P	P	P	P	P
B. Agricultural – Intensive	PC	PC	PC	PC	PC	PC
C. Agricultural Services	P	P	P	P	P	P
D. Plant and Forest Nurseries	PC	PC	PC	PC	PC	PC
VI. ACCESSORY ACTIVITIES						
A. Commercial Accessory Storage – Enclosed (residential accessory structures permitted where residential land uses are permitted)	X	PC	X	P	X	X
B. Accessory Day Care within business ctr.	PC	PC	SUP	SUP	SUP	SUP
C. Administrative Office	PC	PC	SUP	SUP	SUP	SUP
D. Bed and Breakfast Inn	PC	PC	PC	PC	PC	PC
E. Columbarium/Mausoleum	SUP	SUP	SUP	SUP	SUP	SUP
F. Operation of a Cafeteria	PC	PC	PC	PC	X	X
G. Parents Day Out	SUP	SUP	SUP	SUP	SUP	SUP
H. Production for Retail Sale	PC	PC	SUP	SUP	SUP	X
I. Residential Occupancy <i>(approved administratively – amended 09 17 07)</i>	P	P	SUP	SUP	P	P
J. Special Public Event on Private Property	BZA	BZA	BZA	BZA	SUP	BZA

KEY TO INTERPRETING USE CLASSIFICATIONS

BZA = Special Exception of Use with Approval from Board of Zoning Appeals

P = Use Permitted by Right Within the District

SUP = Principal Use Permitted with Supplemental Provisions

PC = Subject to Review and Approval by the Planning Commission

X – Not permitted

5-102.3 Use Permitted with Supplemental Provisions, (SUP) - A use permitted with supplier provisions is an activity, use or structure which is permitted subject to a finding by the Building Commission that the specific standards indicated for the use in question have been met. Only those uses and structures indicated in TABLE 5-102A, may be allowed within the districts indicated. Such requirements shall be accurately illustrated on a site plan as prepared by a Tennessee licensed surveyor and/or engineer, prior to issuance of a building permit.

5-102.4 Planning Commission "Use on Review", (PC) - A use or structure which may require large area, have unique operating, traffic generating or other characteristics that may tend to dominate or adversely affect the area more than do other uses permitted within the same zone district shall require site plan approval from the Regional Planning Commission. Because the impacts of these uses cannot be satisfactorily predetermined at every possible location within a zone district, these land uses are permitted only upon approval through a site plan by the Planning Commission. Only those uses and structures so indicated in TABLE 5-102A, may be allowed within the districts indicated. Such requirements shall be accurately illustrated on a site plan as prepared by a Tennessee licensed surveyor and/or engineer, prior to issuance of a building permit.

5-102.5 Special Exception Uses/Conditional Use, (BZA) - A use permitted only upon approval as a special exception to the zoning district for the individual property requested, as approved at a public hearing by the Board of Zoning Appeals (pursuant T.C.A. Title 13, Chapter 7, Section 109 (2)). The BZA shall hear and decide all uses permitted by special exception, as so indicated in TABLE 5-102A, after a formal public hearing and consideration to the design guidelines as stated herein (see Appendices). Upon approval for a special exception as granted by the Board of Zoning Appeals, the applicant shall then seek site plan approval from the Planning Commission prior to issuance of the building permit. Such requirements shall be accurately illustrated on a site plan as prepared by a Tennessee licensed surveyor and/or engineer, prior to issuance of a building permit.

5-102.5 Accessory Uses - In addition to the principal activities expressed above, each activity type shall be deemed to include activities customarily associated with, and appropriate, incidental, and subordinate to the principal activity when such accessory activity is located on the same zone lot as such principal activity and meets the further conditions set forth in Appendix B, Section B-105. Such accessory activities shall be controlled in the same manner as the principal activities within such type, except as otherwise, expressly provided in this resolution.

5-102.6 Temporary Uses - The temporary uses and structures specified in Appendix B, Section B-106 are permissible within residential districts may be permitted for the limited time periods indicated for each such use and activity.

5-102.7 Uses Not Permitted (X) - Any uses or structures not allowable as permitted uses, conditional uses, temporary uses or accessory uses are prohibited within the various agricultural and residential districts.

TABLE 5-102A
USES AND STRUCTURES
ALLOWABLE WITHIN MANUFACTURING DISTRICTS

	PMD-2	PMD-1	M-2	(M-1)
I. MANUFACTURING ACTIVITIES				
A. Manufacturing - Limited	PC	PC	SUP	SUP
B. Manufacturing - General	PC	PC	SUP	SUP
C. Manufacturing - Basic Industry	PC	PC	SUP	SUP
D. Manufacturing - Hazardous	PC	X	SUP	X
II. COMMERCIAL ACTIVITIES				
A. Adult Entertainment Establishments	X	X	O/PC	X
B. Animal Care and Veterinary Services	PC	PC	SUP	SUP
C. Automotive Parking	PC	PC	SUP	SUP
D. Automotive & Marine Craft, Sales, Services & Repairs	PC	PC	SUP	SUP
E. Auto Towing/Automobile Wrecking Yard	SUP	X	(SUP)	(X)
F. Outside Materials, Equipment Sales, Service and Repair	PC	PC	SUP	SUP
G. Scrap Operations/Salvage/Junkyards	BZA	X	BZA	X
H. Self-Storage/Mini-Warehouse Storage Facilities	PC	PC	P	(P)
I. Warehousing, Goods Transport and Storage	PC	PC	SUP	SUP

no auto body repair

but not auto body

extra requirements



Petition Case File

PETITION TO SULLIVAN COUNTY FOR REZONING

A request for rezoning is made by the person named below and request is granted by the Regional Planning Commission for reassignment to the Sullivan County Board of Commissioners.

Property Owner: REX L. MILLER, SR.

Address: 1906 HICKORYSIDE DRIVE
KINGSFORD TN 37660

Phone: 246-1500 Date of Request: 11/17/06 2006

Property Located in the 1st District


Signature of Applicant

OFFICE USE ONLY

Meeting Date: 01-16-07 Time: 11:00 AM

Place: Old Blountville Courthouse

Planning Commission Approval: Granted

County Commission Approval: Granted

Date: _____

Officer: _____

PROPERTY IDENTIFICATION

Parcel No. 246

Section 1

Range 21N

County 1

County District 1

Subsection 1


Property Location: NEW BEAVER WOOD

Proposed Rezoning: COMMERCIAL

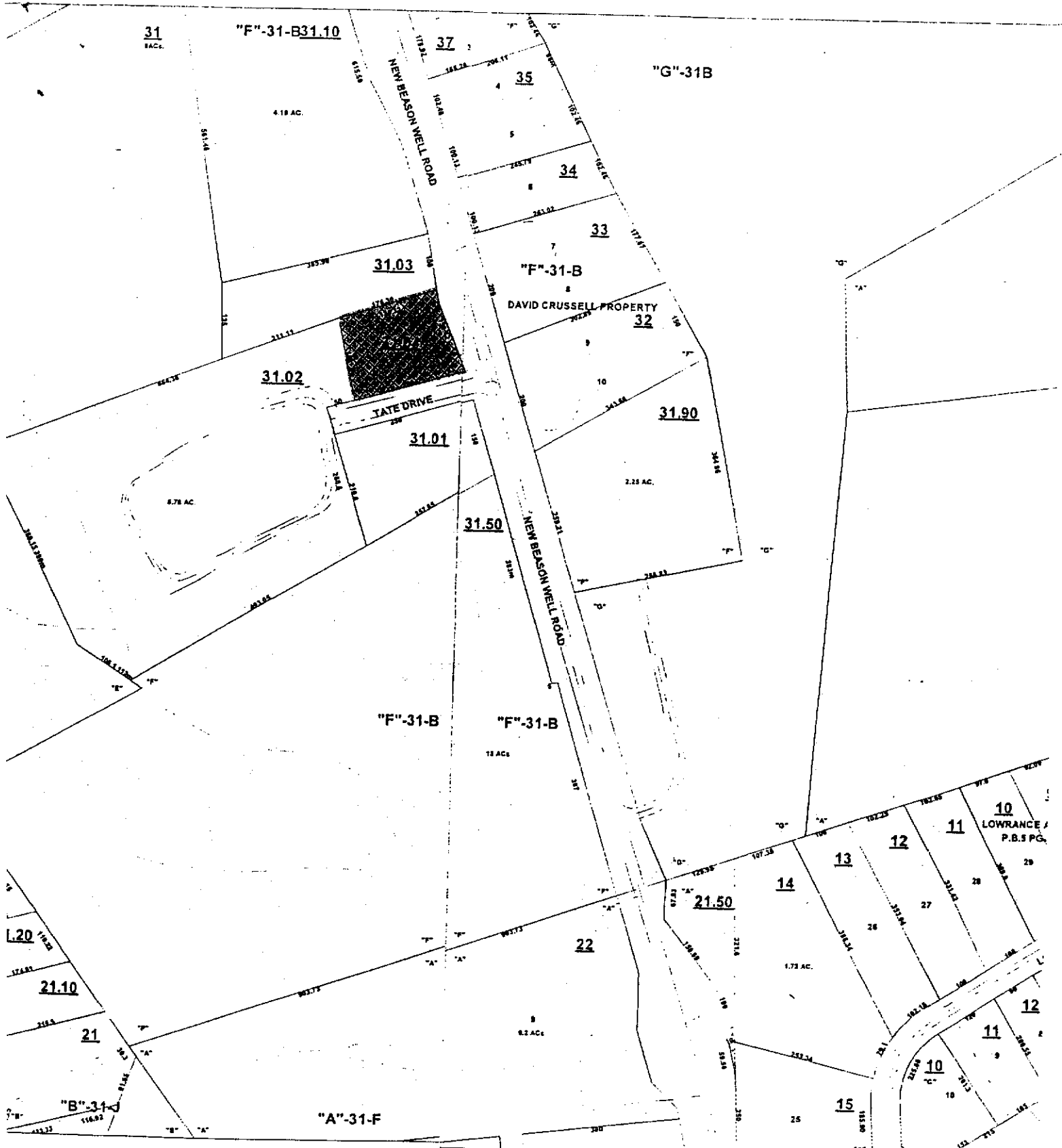
This notice signed today, this _____ day of _____, 2006, by the undersigned, that the above mentioned property is located in the _____ of Sullivan County, Tennessee, and is being rezoned from _____ to _____, and that the undersigned is the owner of the property and is hereby making the following declaration:



SWORN TO AND SUBSCRIBED before me this _____ day of _____, 2006.


Notary Public

My Commission Expires _____



031A 031B 031C
 031H 031G 031F
 031I 031J 031K

MAP No.
031G

printed by
Courthouse Retrieval System, Inc.



<http://www.crsdata.net>
 print date: 07/28/2005

RECEIVED

JAN 12 2007

SULLIVAN COUNTY, TN
LAND USE

PETITION TO SULLIVAN COUNTY REGIONAL PLANNING
COMMISSION

01/05/2007

We, the undersigned citizens of Sullivan County, would like to register our opposition to the rezoning of the property at the north corner of Tate Road and New Beason Well Road (parcel 31.04) from its current zoning district of R-3 to the proposed district of B-1.

As property owners and residents of dwellings in close proximity to the subject property, we feel that we have a vested interest in the classification of this property remaining R-3. With the exception of the property at 235 New Beason Well Road, the properties in the immediate vicinity are zoned residential.

We are long time residents of the neighborhood and have made major investments in our dwellings with the expectations that zoning would protect our investments. We feel that the uses allowed in the classification of B-1, Convenience Neighborhood Business District, are incongruous with the character of the neighborhood and should not be allowed at this location. Furthermore, we feel that the wording in paragraph 6 of section 4-101.2 (page 28) of the October 17, 2005 amendment of the Sullivan County, Tennessee, Zoning Resolution would preclude this type of zoning for the subject property.

PROPERTY OWNER

ADDRESS

<u>Roger L Warner</u>	<u>228 New Beason Well Rd.</u>
<u>Shirley J Warner</u>	<u>228 New Beason Well Rd.</u>
<u>Christina</u>	<u>224 New Beason Well Rd.</u>
<u>Kim Price</u>	<u>224 New Beason Well Rd.</u>
<u>Harold J Parker</u>	<u>200 New Beason Well R.P.</u>
<u>Darlene Parker</u>	<u>200 New Beason Well Rd.</u>
<u>Howard Knox</u>	<u>150 New Beason Well Rd.</u>
<u>Janie R. Ketter</u>	<u>150 New Beason Well Rd.</u>
<u>GAPEPARKS</u>	<u>1511 New Beason Well Rd</u>
<u>Jack O. Church</u>	<u>408 New Beason Well Rd</u>
<u>Flora A Church</u>	<u>408 New Beason Well Rd</u>
<u>Joe K Jones</u>	<u>214 New Beason Well Rd</u>

RECEIVED

JAN 12 2007

COUNTY TN
LAND USE OFFICE

Pat Patrick

Hayward Patrick

Lawrence S. Ketron

Martha E. Ketron

216 New Season W. Rd - Kingsport

220 New Season Well Rd - Kpt. Jn

230 New Season Well Rd - Kpt. Jn

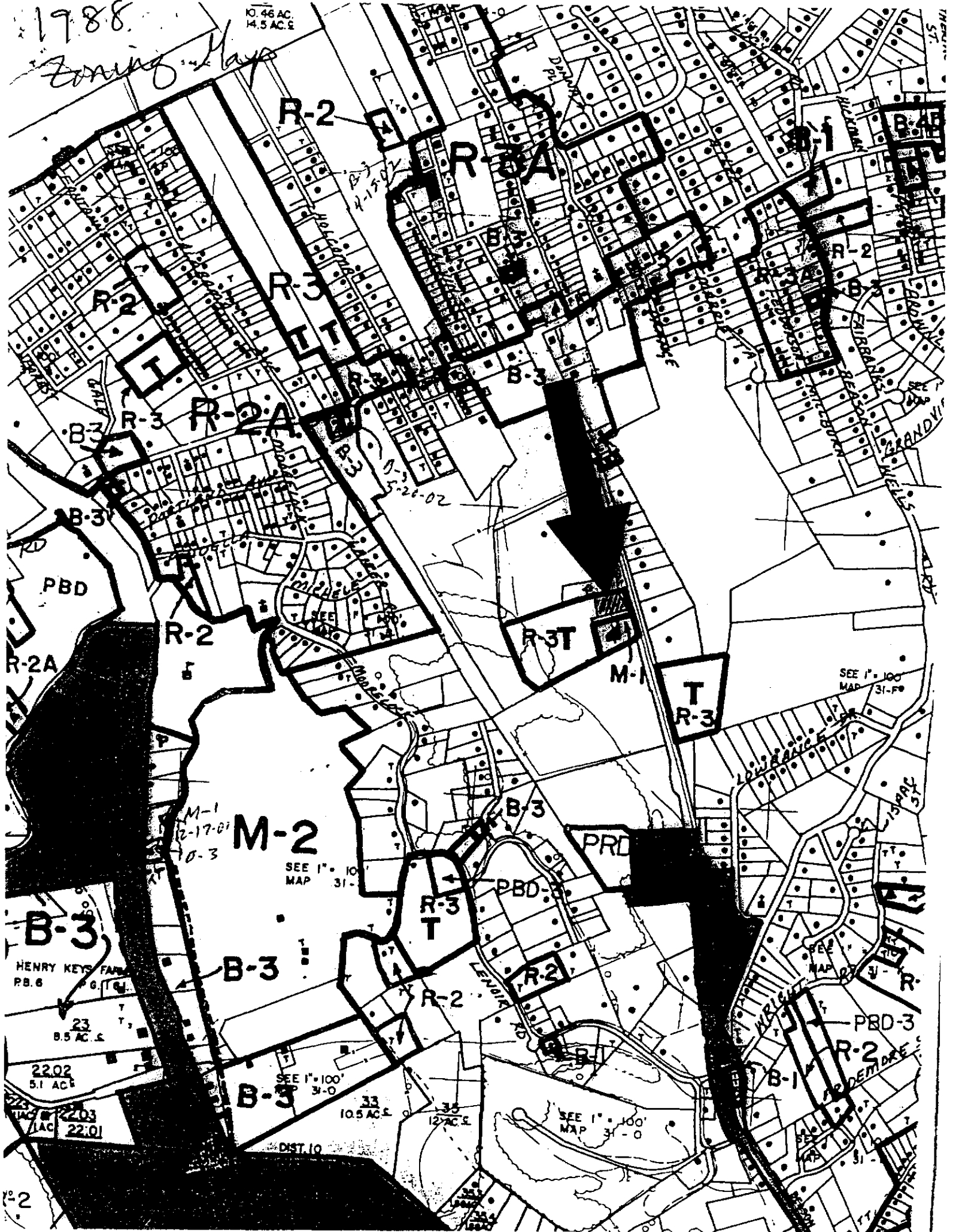
232 New Season Well Rd. Kpt. TN

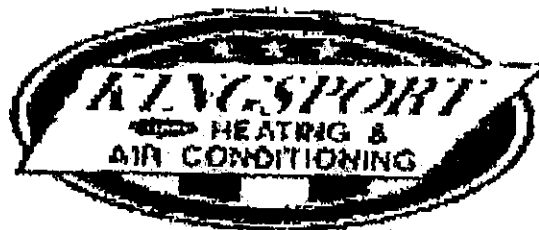
232 New Season Well Rd. K pt, TN

1988

10.46 AC.
14.5 AC.E

Zoning Map





Kingsport Heating and Air Conditioning, Inc
1905 Brookside Lane, Kingsport Tn 37660
Phone: 423-246-1500 / Fax: 423-246-3595

TO: AMBER TORBET 1 PAGES
279-2603 OFFICE
279-2886 FAX

From: RICK MILLSAP
OWNER

Date: 11/29/06

Subject: REZONING PETITION

CONCERNING THE PEITION TO SULLIVAN COUNTY FOR REZONING OF

TAX MAP NO. 31-G GROUP E PARCEL 31.04
201 NEW BEASON WELL RD

FROM: R-3A

TO: B-1 / RESIDENTIAL BUSINESS

THANK YOU

Rick Millsap
RICK MILLSAP



SULLIVAN COUNTY

Offices of Land Use

3411 Hwy 126 Suite 30
Blountville, Tennessee 37617
Telephone (423) 323-6440
Fax (423) 279-2886

Planning and Zoning
Building Permits
Health and Safety
Construction Manager
Sewer Extension
Solid Waste
G.I.S.

NOTICE OF REZONING REQUEST

Dear Property Owner:

Please be advised that Rick Millsap has applied to Sullivan County to rezone property on the Northwest corner of Tate Drive and New Beason well Road from R-3 to B-3 for the purpose of allowing for future commercial use.

This request will come before the Sullivan County Regional Planning Commission for consideration at 7:00 pm on 01-16-2007 in the Old Blountville Courthouse.

The Sullivan County Commission will then hear the request on Monday 02-20-2007 at 9:00 a.m. in the Old Blountville Courthouse.

The phone number of Sullivan County planning office is 279-2603.

Sincerely,

Tim Earles
Building Commissioner

7-10-04
181
Kenning - Original File
PETITION TO SULLIVAN COUNTY FOR REZONING #10/04/01

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.

Pink Millsap
Property Owner ~~David Cross~~
Address 1905 Brookside Ln
Kpt Ln 37668
Phone 246-1500 Date of Request 10-06-04
Property Located in 10th Civil District

Pink Millsap
Signature of Applicant

OFFICE USE ONLY
deferred to 12-21-04
Meeting Date ~~11-16-04~~ Time 7:00pm.
Place 2nd Floor - Courthouse
Main St
Planning Commission Approved Denied
County Commission Approved Denied
Other _____
Final Action Date 1-24-05

PROPERTY IDENTIFICATION 31.04

Tax Map 314 Group F Parcel 031.02
Zoning Map 6 Zoning District R-3 Proposed District B-3
Property Location New Season Well Rd / Gate Rd

Purpose of Rezoning Is allow mini storage units

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.

Pink Millsap

Sworn to and subscribed before me this 6th day of Oct, 2004.

Quinn Hansen
Notary Public

My Commission Expires: 1-16-08

EVAN M. MEADE

D.B. 391A, P. 694

D.B. 373C, P. 795

D.B. 519C, P. 552

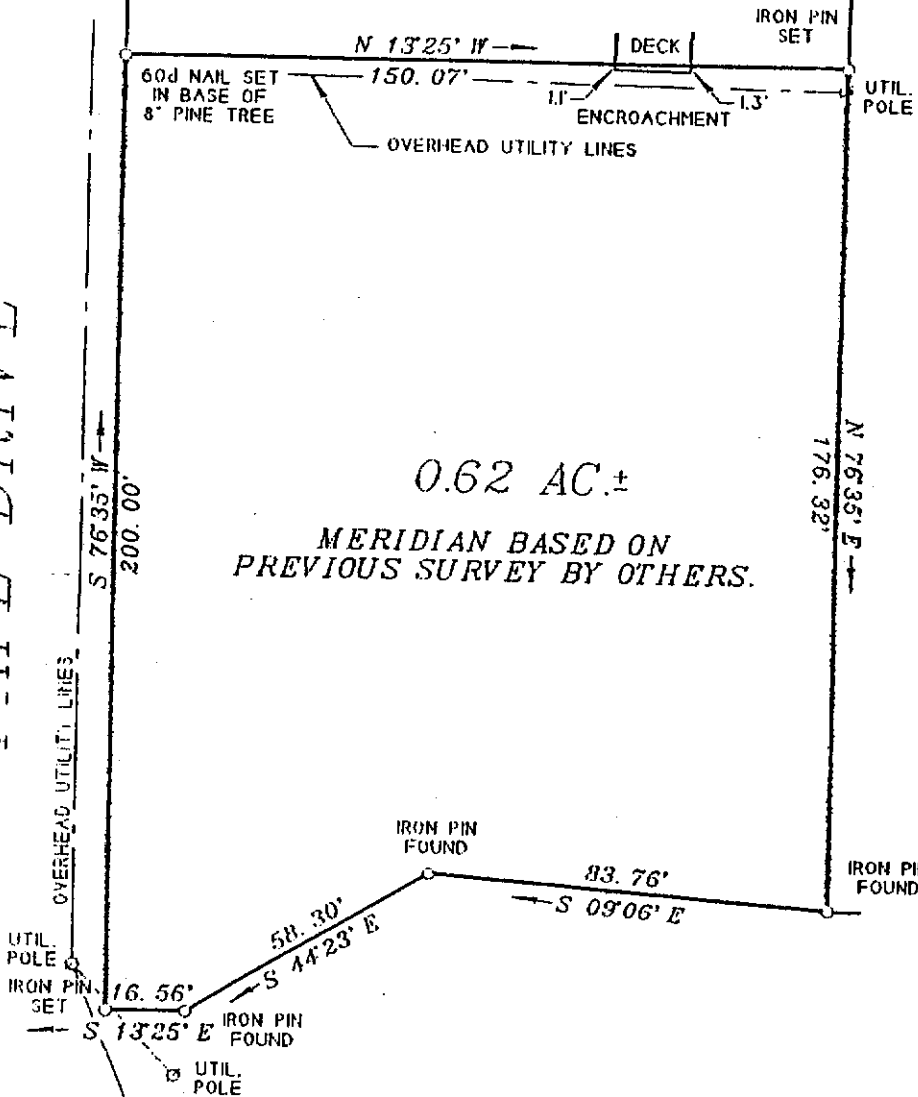
TATE DRIVE

SAM W. HICKS, JR.
D.B. 358C, P. 235

0.62 AC.±

MERIDIAN BASED ON
PREVIOUS SURVEY BY OTHERS.

NEW BEASON WELL ROAD



PETITION TO SULLIVAN COUNTY REGIONAL PLANNING COMMISSION

11/03/2004

We, the undersigned citizens of Sullivan County, would like to register our opposition to the rezoning of the property at the north corner of Tate Road and New Beason Well Road (parcel 31.04) from R-3 to B-3.

As property owners and residents of dwellings in close proximity to the subject property, we feel that we have a vested interest in the classification of this property remaining R-3. With the exception of the property at 233 New Beason Well Road, the properties in the immediate vicinity are zoned residential.

We are long time residents of the neighborhood and have made major investments in our dwellings with the expectations that zoning would protect our investment. To quote article 4-101.2 (B-3 General Business District) of the Sullivan County Zoning Resolution, 'This district is designed to provide a wide range of commercial uses concerned with retail trade and consumer services; amusement and entertainment establishments; automotive and vehicular service establishments; transient sleeping accommodations; drive-in stores; eating and drinking places; financial institutions; and offices.'

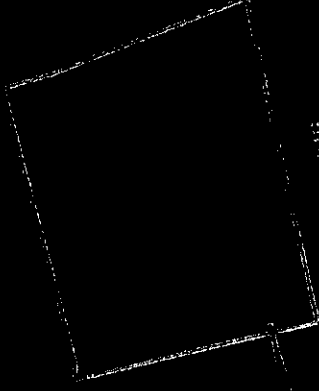
We feel that these uses are incongruous with the character of the neighborhood and should not be allowed at this location.

PROPERTY OWNER	ADDRESS	SIGNATURE
Norally Parker	200 New Beason Well Rd	Norally Parker
Jack Church	408 New Beason Well Rd	Jack Church
Flora M. Church	408 New Beason Well Rd.	Flora Church
Darlene Parker	200 New Beason Well Rd	Darlene Parker
Paul G Arapko	151 New Beason Well Rd	Paul G Arapko
Howard Patrick	220 New Beason Well Rd	Howard Patrick
Pat Patrick	220 New Beason Well Rd	Howard Patrick
KATH MC CRIP	229 W TATE	KATH MC CRIP
Jack Jones	216 New Beason Well	Jack Jones
Jodie Jones	216 New Beason W. Rd	Jodie Jones
Shirley Haine	228 New Beason Well Rd	Shirley Haine

RIGER L. WARDNER	228 NEW BEASON W'ELL RD	Roger F. Wardner
CHRIS Price	224 New BEASON Well Rd	Chris Price
Kimberly Price	224 New Beason Well Rd	Kimberly Price
Howard Ketchum	150 New Beason Rd	Howard Ketchum
Jane Ketchum	150 New Beason Well Rd	Jane Ketchum
Lawrence G. Ketchum	233 New Beason Well Rd	Lawrence G. Ketchum
Martha L. Ketchum	233 New Beason Well Rd	Martha L. Ketchum

Rick Millsap

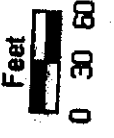
WELL NO 40

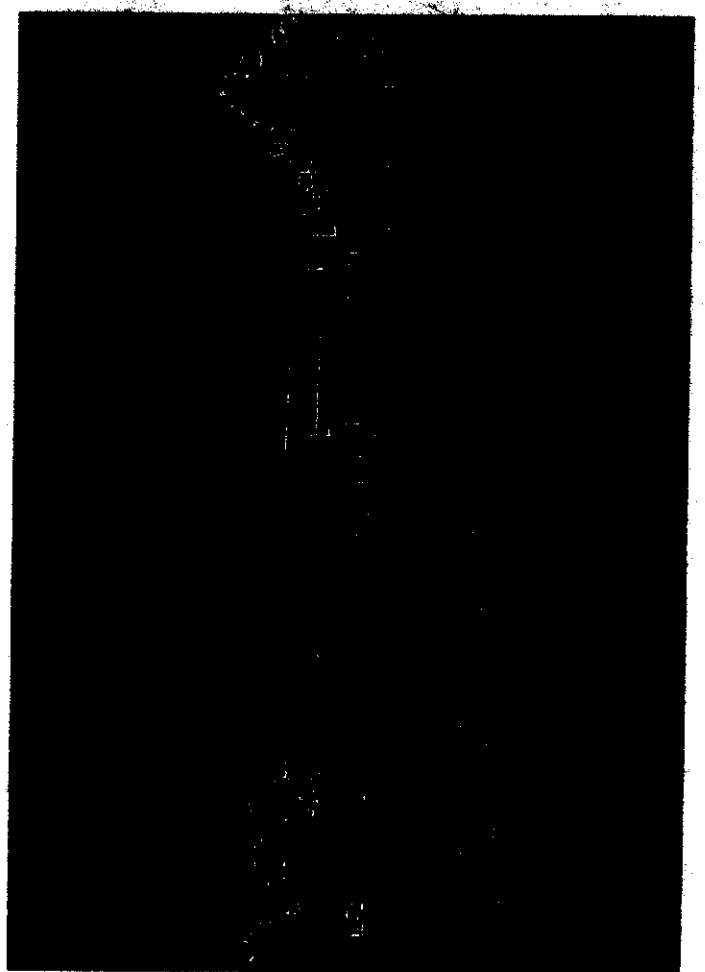
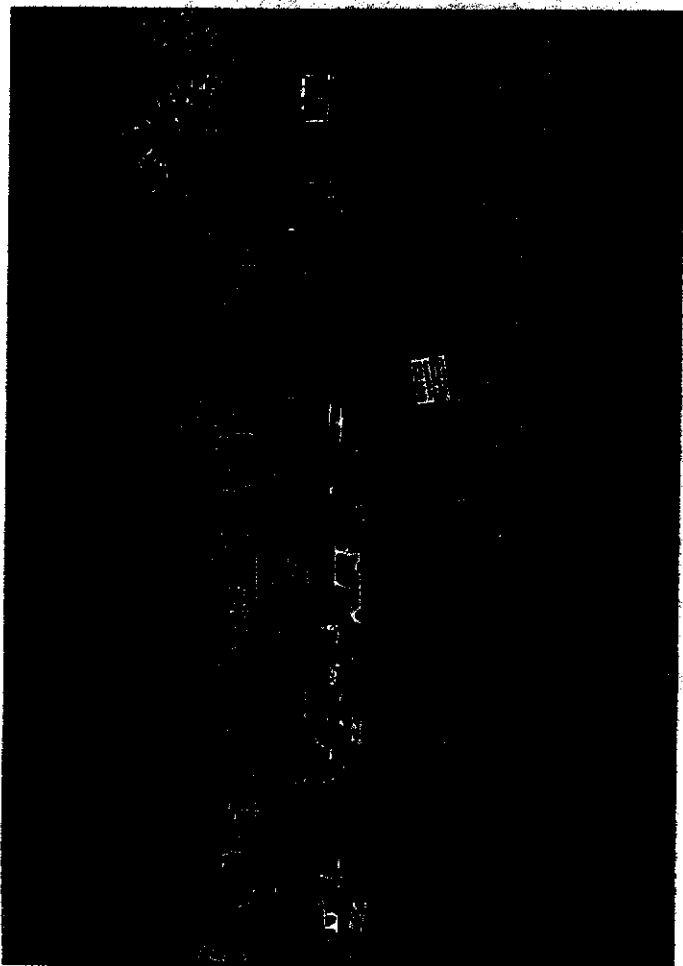
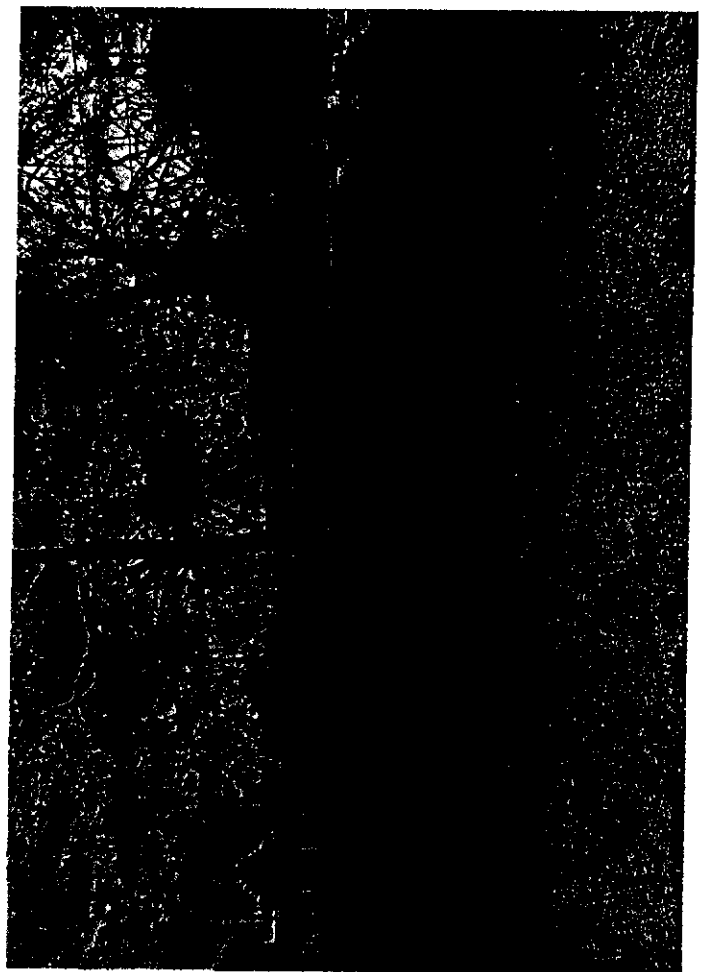
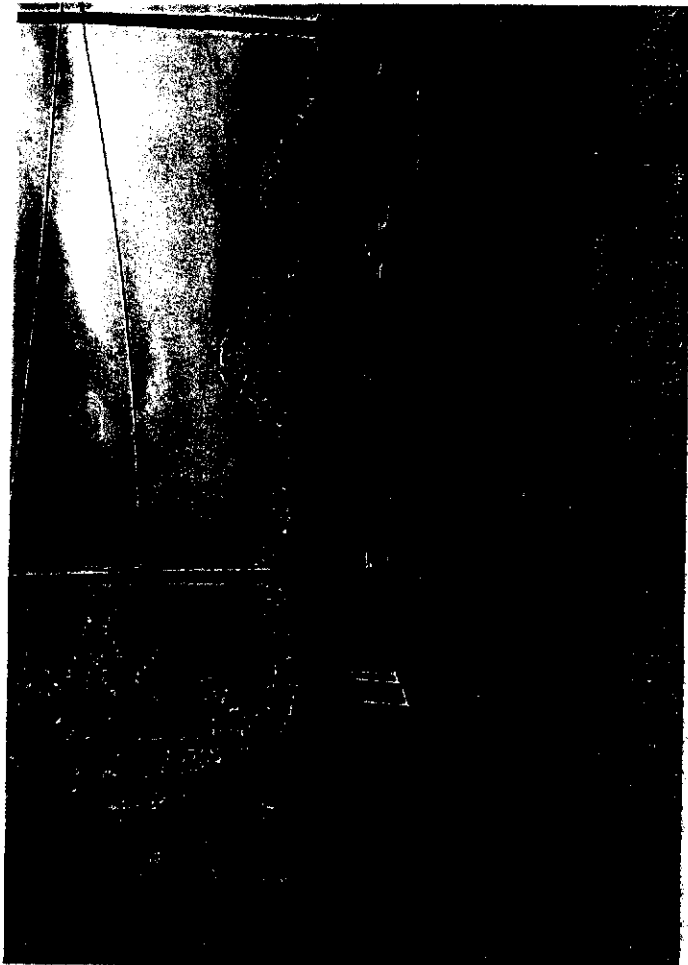


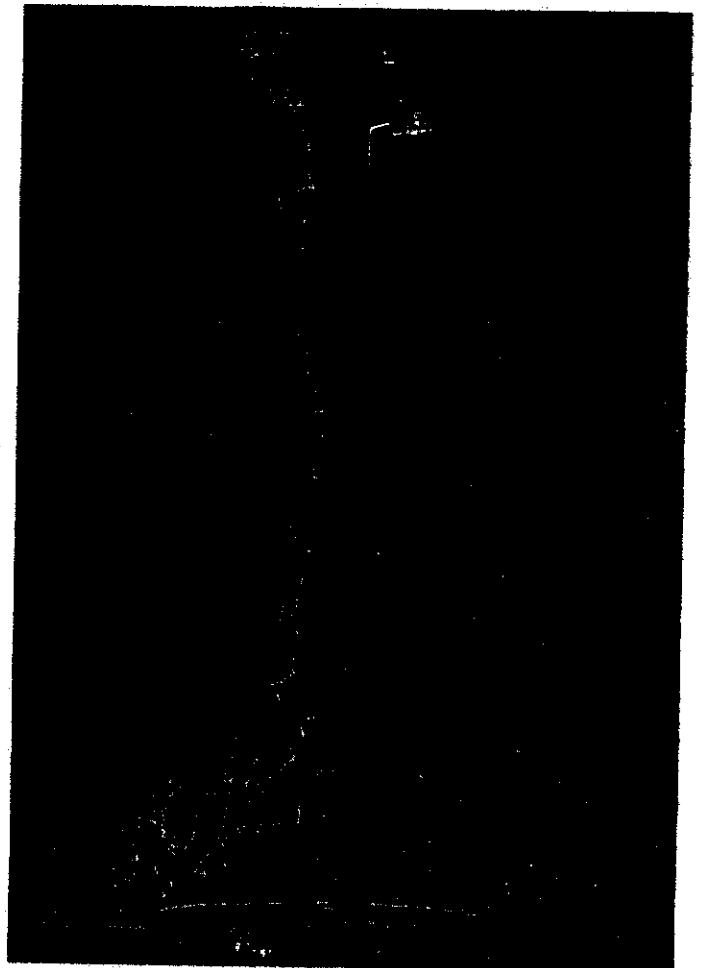
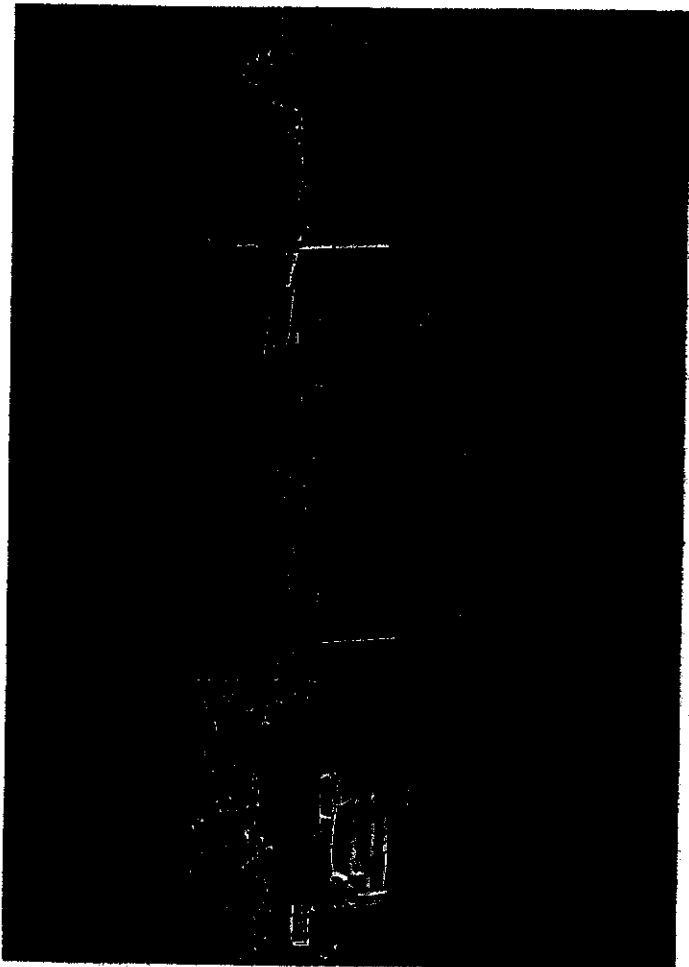
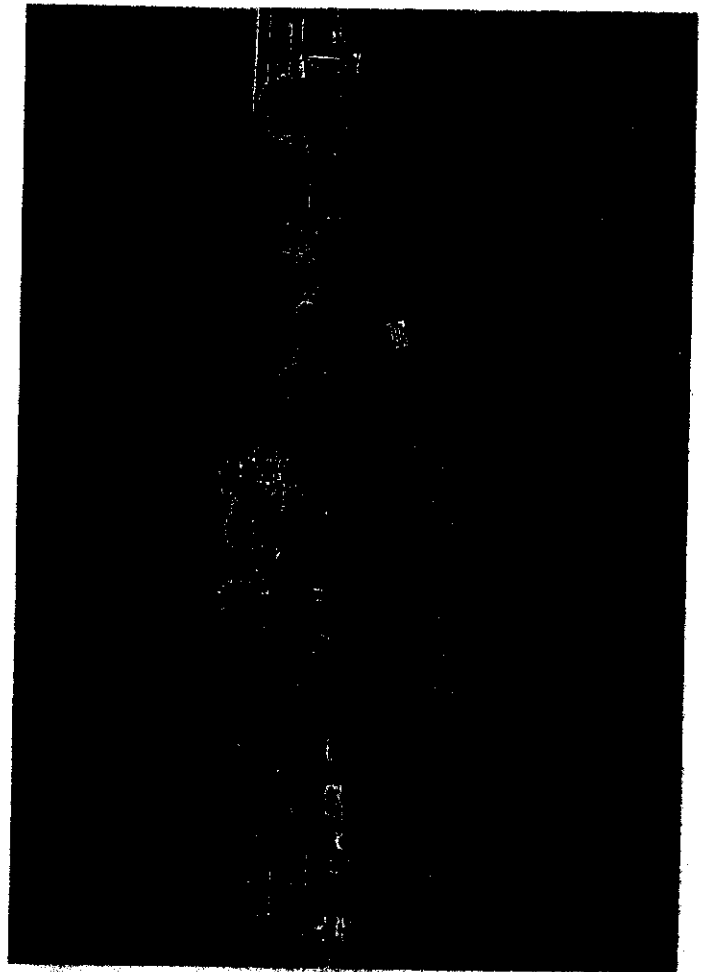
100 FEET

NEW BRUNSWICK WELL NO 40

Proposed Zoning
B-3







RECEIVED

APR 16 2019

BY: PETITION TO SULLIVAN COUNTY REGIONAL PLANNING COMMISSION

04/15/19

We, the undersigned citizens of Sullivan County, would like to register our opposition to the rezoning of the property at the north corner of Tate Road and New Beason Well Road (parcel 31.04) from its current zoning district of B-1 to the proposed district of M-1.

As property owners and residents of dwellings in close proximity to the subject property, we feel that we have a vested interest in the classification of this property remaining B-1. With the exception of the properties at 233 and 235 New Beason Well Road, the properties in the immediate vicinity are zoned residential.

We are long-time residents of the neighborhood and have made major investments in our dwellings with the expectations that zoning would protect our investments. We feel that the uses allowed in the classification of M-1, Light Manufacturing District, are incongruous with the character of the neighborhood and should not be allowed at this location.

PROPERTY OWNER

ADDRESS

Lawrence G. Keton	232 New Beason Well Rd
Martha E. Keton	232 New Beason Well Rd
Rosa S. Warner	228 New Beason Well Rd.
Shirley S. Warner	228 New Beason Well Rd.
Kim Price	224 New Beason Well Rd.
Christine	" " "
David J. Parn	235 New Beason Well Rd
Harrell J. Parn	200 New Beason Well Road
Jan Daphne Parker	200 New Beason Well Rd.
Victoria Legend	151 New Beason Well Rd
Sam Decker	213 New Beason Well Rd
Bernice Stafford	417 " " " "

received ERL
4/16/2019

Date: April 16, 2019

To: Planning and Codes Department

From: Roger Warner

Reference: Rezoning request of parcel 31.04

I would like to state that due to my work schedule, I will be unable to attend the scheduled meeting of the Sullivan County Regional Planning Commission on April 16, 2019. I would like for this letter to represent my appeal to the commission that the rezoning request to change the above-mentioned property from B-1 to M-1 be denied. The area is predominantly residential, and I, along with my fellow neighbors would like to see the area remain residential, being that we have sought the American dream of owning our own homes in this community. I feel that the uses allowed under the M-1 zoning district would have a detrimental effect on the value of my property.

Again, I make a final appeal to the Sullivan County Regional Planning Commission to deny this request to rezone the above-mentioned property in consideration of the people who bought and built houses in the area with the understanding that they were investing in a home in a residential community.

Sincerely,



Roger L. Warner
228 New Beason Well Rd.
Kingsport, TN 37660

RECEIVED

APR 16 2019

BY:.....PETITION TO SULLIVAN COUNTY REGIONAL PLANNING COMMISSION
04/15/19

We, the undersigned citizens of Sullivan County, would like to register our opposition to the rezoning of the property at the north corner of Tate Road and New Beason Well Road (parcel 31.04) from its current zoning district of B-1 to the proposed district of M-1.

As property owners and residents of dwellings in close proximity to the subject property, we feel that we have a vested interest in the classification of this property remaining B-1. With the exception of the properties at 233 and 235 New Beason Well Road, the properties in the immediate vicinity are zoned residential.

We are long-time residents of the neighborhood and have made major investments in our dwellings with the expectations that zoning would protect our investments. We feel that the uses allowed in the classification of M-1, Light Manufacturing District, are incongruous with the character of the neighborhood and should not be allowed at this location.

PROPERTY OWNER

ADDRESS

<u>Lawrence G. Keton</u>	<u>232 New Beason Well Rd</u>
<u>Martha E. Keton</u>	<u>232 New Beason Well Rd</u>
<u>Rosa S. Warner</u>	<u>278 New Beason Well Rd.</u>
<u>Shiley J. Warner</u>	<u>228 New Beason Well Rd.</u>
<u>King Price</u>	<u>224 New Beason Well Rd.</u>
<u>Christine</u>	<u>" " "</u>
<u>Harold J. Papp</u>	<u>235 New Beason Well Rd</u>
<u>Harrell J. Papp</u>	<u>200 New Beason Well Road</u>
<u>Jan Darlene Parker</u>	<u>200 New Beason Well Rd</u>
<u>Michael J. Papp</u>	<u>151 New Beason Well Rd</u>
<u>Sam Tucker</u>	<u>213 New Beason Well Rd</u>
<u>Bonnie Stafford</u>	<u>417 " " " "</u>

Agenda subject voting report

Meeting Name

Sullivan County Commission May 2019

5/16/2019

11 ZONING Resolution No. 2019-05-01 Sponsors: Calton/ Gardner
Vote

Description

Applicant # 2: Rick Millsap

Chairman

Venable, Richard

Total Vote Result

Voting start time 7:30:15 PM
Voting stop time 7:30:31 PM
Voting Configuration Vote
Voting mode Open
Vote Result

Yes	0
Abstain	0
No	23
Total Present	23
Absent	1

Group Voting Result

Group	No	Absent
No group	23	0
Total Results	23	0

Individual Voting Result

Name	Yes	Abstain	No	Absent
Akard, David ()			X	
Blalock, Judy ()			X	
Broughton, Todd ()			X	
Calton, Darlene ()			X	
Cole, Michael ()			X	
Crawford, Larry ()			X	
Cross, Andrew ()			X	
Crosswhite, Joyce ()			X	
Gardner, John ()			X	
George, Colette ()			X	
Glover, Hershel ()			X	
Harkleroad, Terry ()				X
Hutton, Mark ()			X	
Jones, Sam ()			X	
King, Dwight ()			X	
Leonard, Tony ()			X	
Locke, Hunter ()			X	
Morrell, Randy ()			X	
Shull, Patrick ()			X	
Stanley, Angie ()			X	
Starnes, Alicia ()			X	
Stidham, Gary ()			X	
Vance, Mark ()			X	
Woods, Doug ()			X	

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Property Owner: MILNE & DODD, R.L.B.

Address: 499 Summit Drive, Clarksville, Tenn 37040

Phone: 423-341-1412 Date of Petition: 03/11/2019

Property Located in: Clark District

[Signature]
Applicant

OFFICIAL USE ONLY

Meeting Date: 04/16/2019 Time: 5:00 PM

Place: Historic Courthouse, 1100 Commission Chambers, Bristol, TN

Planning Commission Approved: [Signature]
Date: [Signature]

County Commission Approved: [Signature]
Date: [Signature]

PROPERTY IDENTIFICATION

Lot Map No.: 411 Group: 1 Parcel: 011300

Zoning Map: 23 Code: Residential E-1 District: Clark District

Property Location: 499 Summit Drive

Property Address: Summit Dr, Clarksville

The undersigned being duly sworn, depose and say that the information provided herein is true and correct to the best of my knowledge and belief.

[Signature]

SWORN to and SUBSCRIBED before me on this _____ day of _____, 2019.

[Signature]

Notary Commission Expires: _____

F. SULLIVAN COUNTY ZONING RESOLUTION TEXT/MAP AMENDMENTS:

F3. Rezoning Request: R-1/Single-Family Residential to B-3/General Business

FINDINGS OF FACT –

Property Owners:	Steve Huff, owner
Applicants:	same
Representative:	same
Location:	119 Witherspoon Drive, Kingsport
Civil district:	14 th
Development Plan:	if rezoned, would require a site plan
Parcel ID:	Tax Map 107I, Group E, Parcel 011.00
Growth Boundary:	Sullivan County Planned Growth Area
Utility District:	Kingsport
Public Sewer:	n/a
Proposed Zoning:	B-3 – General Business
Surrounding Zoning:	B-3 and R-1
Land Use Plan 2006-2026:	Future Corridor Commercial (Restudy Area)
Neighborhood Opposition:	no opposition expressed prior to public meeting

Staff Field Notes and General Comments:

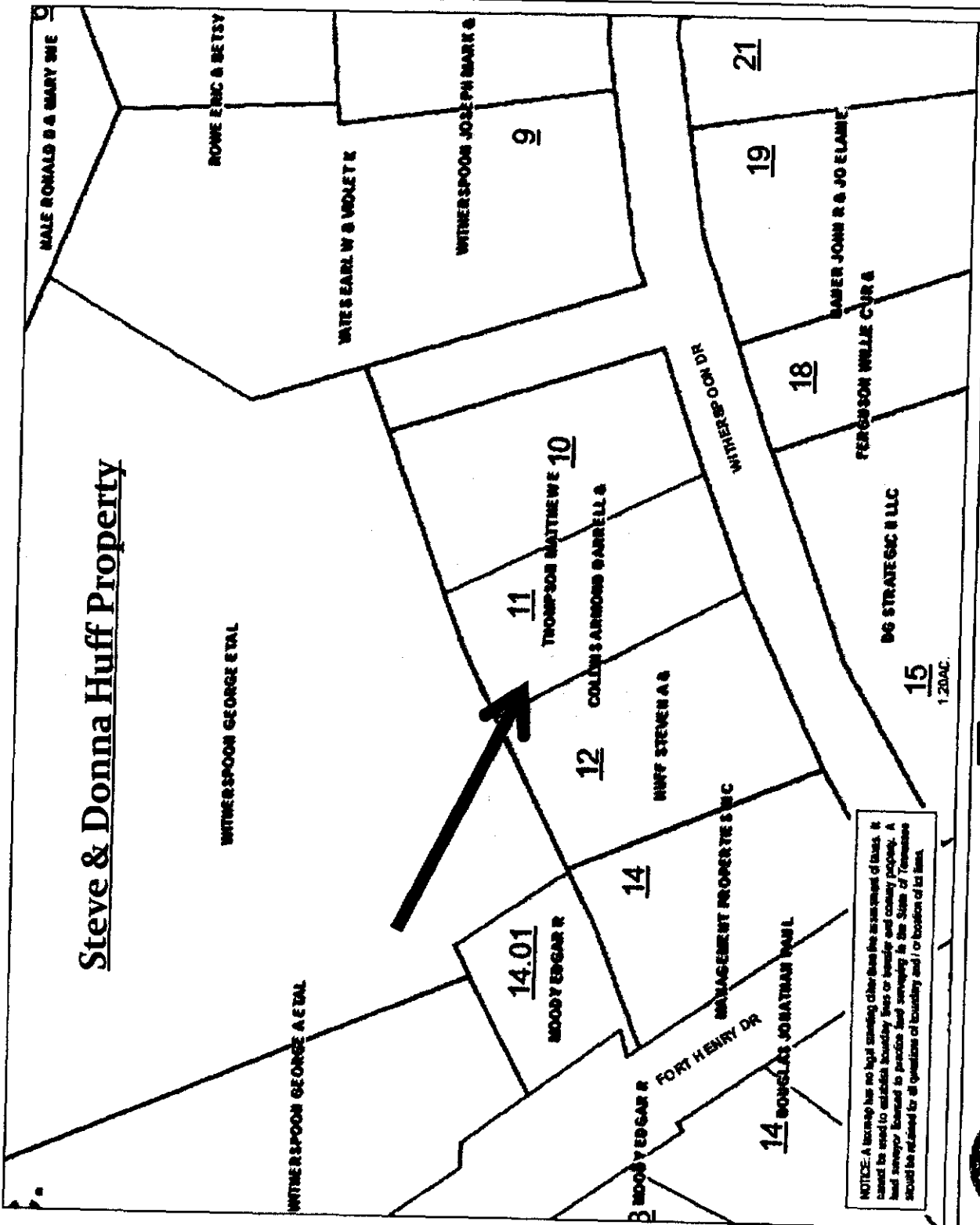
- This site is the third lot within off of Fort Henry Drive. The owner operates his business next door but would like to be able to expand his parking lot to this interior lot.
- The site is located south of the I-81 interchange with SR 36 going towards the Washington County line.
- This area is primarily commercial along Fort Henry Drive/SR 36 with some interior lots also zoned commercial.
- If this interior residential lot were to be rezoned and redeveloped, a substantial buffering would need to be installed along the side and rear property lines abutting residential land uses.
- The land use plan has this area planned for future commercial corridor redevelopment.

Meeting Notes at Planning Commission:

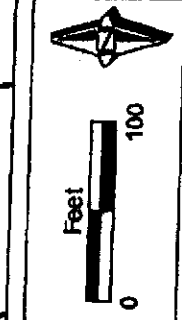
- *Mr. Steve Huff, owner of Steve Huff Plumbing, was present to address the commission.*
- *Matt Thompson, adjacent neighbor, spoke against the request due to the existing noise of the business. He stated that his bedroom window would be right next to the expansion lot being considered for the rezoning. He stated that he can hear the noise of metal and such when his employees return at night. Discussion ensued.*
- *Mr. Huff stated that the noise is when his employees are cleaning out their trucks at the end of the day and sometimes discarding used metal by the dumpsters for recycling. He stated that he already purchased the lot but would allow his tenant to remain in the home until she wanted to leave. He stated that he would try to come up with a plan to abate the noise, he would add buffering to the sides to please Mr. Thompson and that he wanted to be a good neighbor.*
- *Staff read her findings and provided pictures of the site. There was no one else in attendance in opposition to this request.*
- *After discussion, Commissioner Darlene Calton motioned to send a favorable recommendation on to the County Commission for this request. Linda Brittenham seconded the motion and the vote in favor passed unanimously.*

Address Data Source:
 Sullivan County, TN
 Register of Deeds
 1000 Main St, 4th Fl
 Knoxville, TN 37902

Steve & Donna Huff Property



NOTICE: A township has no legal standing other than for assessment of taxes. It cannot be used to establish boundary lines or boundary and county property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and/or location of lot lines.



- 0.2 PCT Annual Chances Flood Hazard
- Zone A - No Base Flood Elevations Determined
- Zone AE - Base Flood Elevations Determined
- Floodway Areas in Zone AE

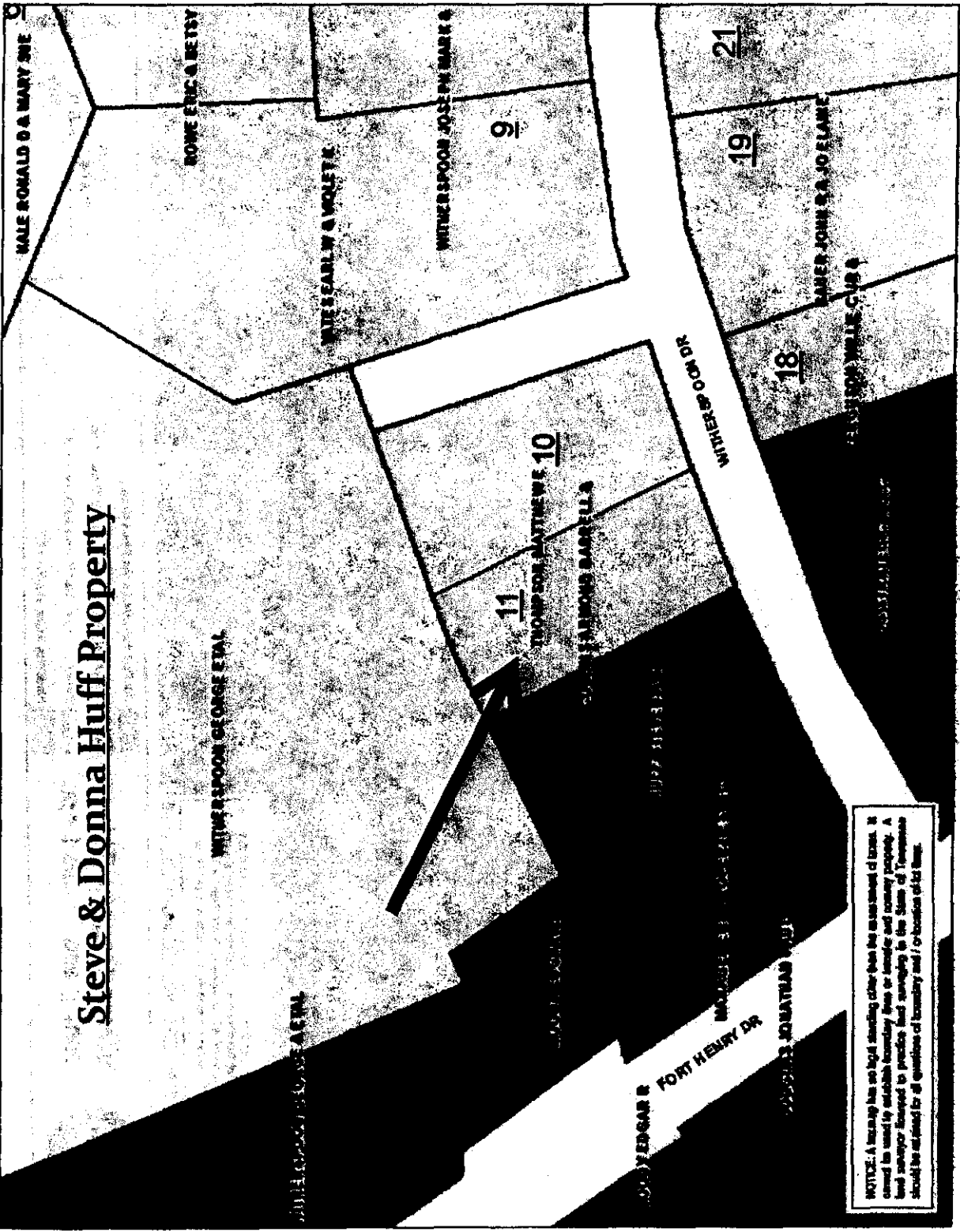
Sullivan County, TN
 Planning and Codes Dept.



Address Data Source:
 Sullivan County, Tenn Co #11
 Map Date: 1/14/08
 Surveyed City: JC-GM
 District: Smith #11

Parcels Zoning

[Symbol]	A-1
[Symbol]	A-2
[Symbol]	AR
[Symbol]	B-1
[Symbol]	B-2
[Symbol]	B-3
[Symbol]	B-4
[Symbol]	M-1
[Symbol]	M-2
[Symbol]	PB0-3
[Symbol]	PB0/SC
[Symbol]	PMD-1
[Symbol]	PMD-2
[Symbol]	R-1
[Symbol]	R-2
[Symbol]	R-2A
[Symbol]	R-3
[Symbol]	R-3A
[Symbol]	R-3B
[Symbol]	Water



Steve & Donna Huff Property

NOTE: A map is an legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or interests and convey property. A land manager licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location of lot lines.



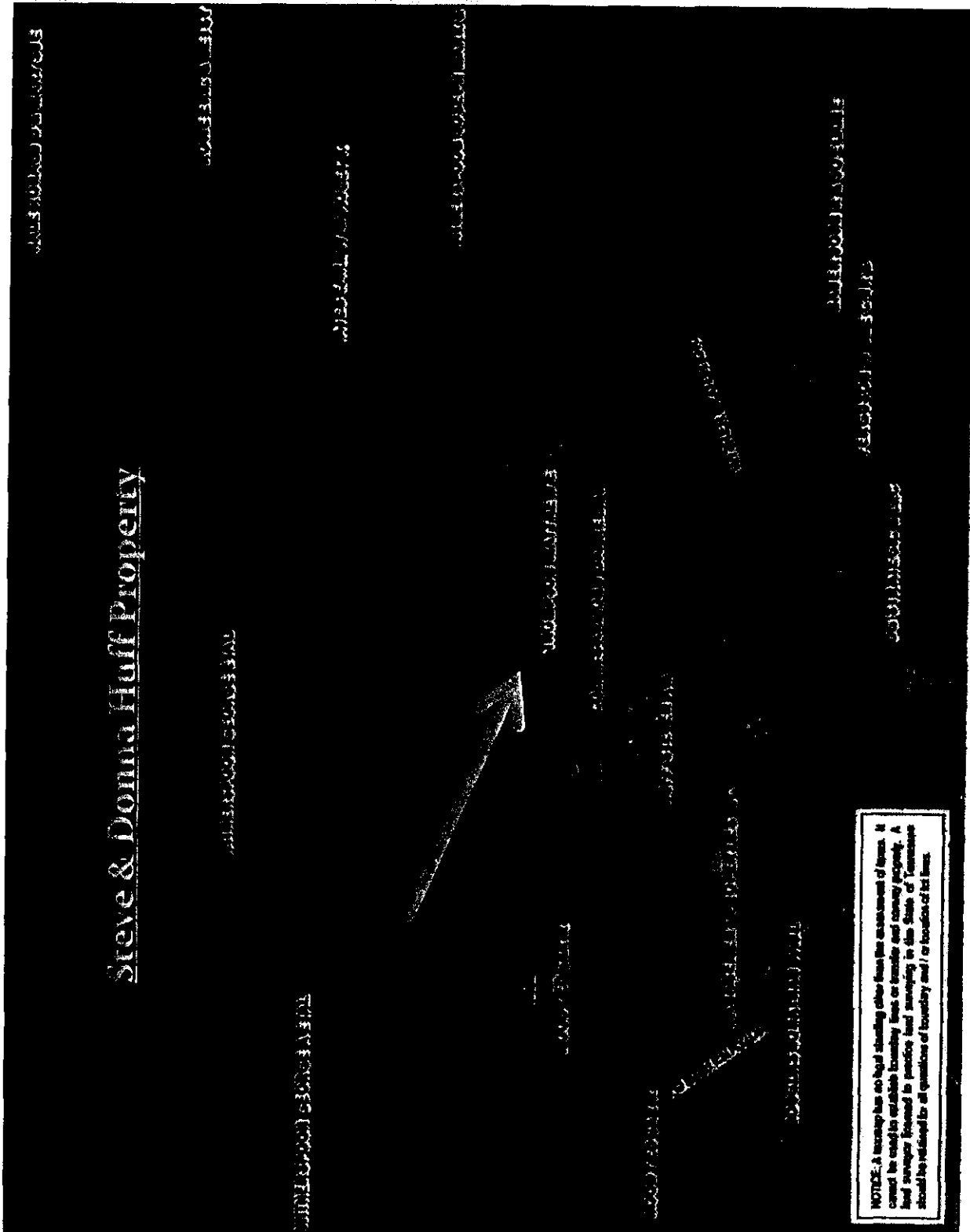
[Symbol]	0.2 PCT Annual Chances Flood Hazard
[Symbol]	Zone A - No Base Flood Elevations Determined
[Symbol]	Zone AE - Base Flood Elevations Determined
[Symbol]	Floodway Areas in Zone AE

Sullivan County, TN
 Planning and Codes Dept.

Address Data Source:
 Sullivan County: 2015
 Longitude: 84.000000
 Latitude: 36.000000

2015 - Color Image

Steve & Donna Huff Property



NOTICE: A map may be used for other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed in practice and duly sworn in the State of Tennessee should be retained for all questions of boundary and/or location of lot lines.



- 0.2 PCT Annual Chance Flood Hazard
- Zone A - No Base Flood Elevations Determined
- Zone AE - Base Flood Elevations Determined
- FloodWay Areas in Zone AE



Sullivan County, TN
 Planning and Codes Dept.



SULLIVAN COUNTY
Planning & Codes Department
3411 Highway 126, Suite 30
Blountville, TN 37617
Office: 423.323.6440
Fax: 423.279.2886

NOTICE OF REZONING REQUEST

Dear Property Owner:

Please be advised that Steve and Donna Huff has applied to Sullivan County to rezone 0.42 acres of property located at 119 Witherspoon Drive from R-1 (Low Density/Single-Family Residential District) to B-3 (General Business Service District) for the purpose to a expand of business.

Sullivan County Regional Planning Commission – 6:00PM on 04/16/2019 (Tuesday night)

County Commission public hearing – 6:00PM on 05/16/2019 (Thursday night)

Both meetings are held in the Old Historic Sullivan County Courthouse, 2nd Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let the Sullivan County Planner know if you need any special assistance for these public meetings at (423-279-2603).

Regards,

A handwritten signature in black ink, appearing to read "A. Torbett".

Ambre M. Torbett, AICP
Director Planning & Codes

mh

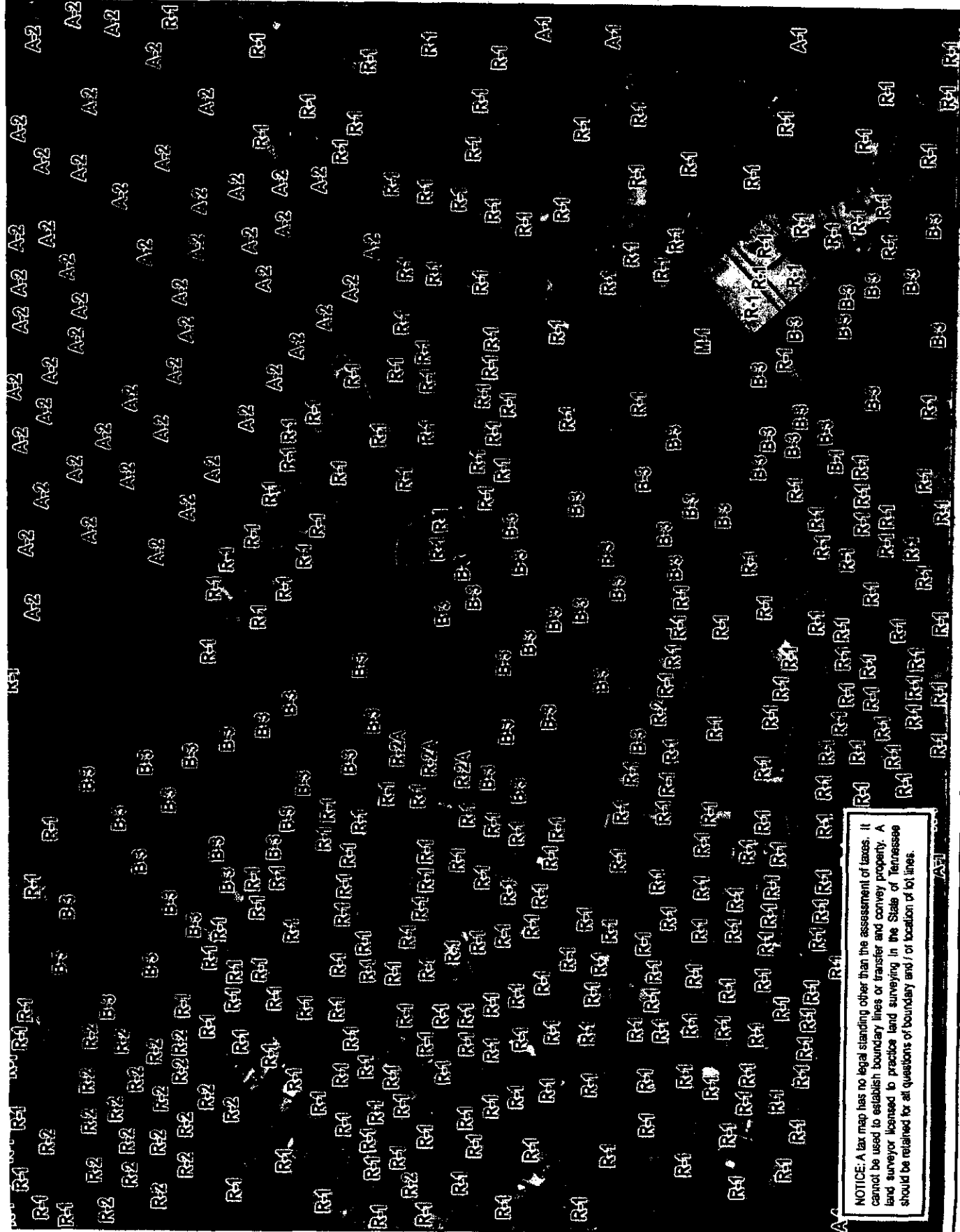
Enclosure

Address Data Source:
 Sullivan County: Soil Co 911
 Karpport: Kpl GIS
 Johnson City: JC GIS
 Bristol: Bristol 911

~ KPT Water Lines
 ~ KPT Sewer Lines
 // PUD

Parcels Zoning

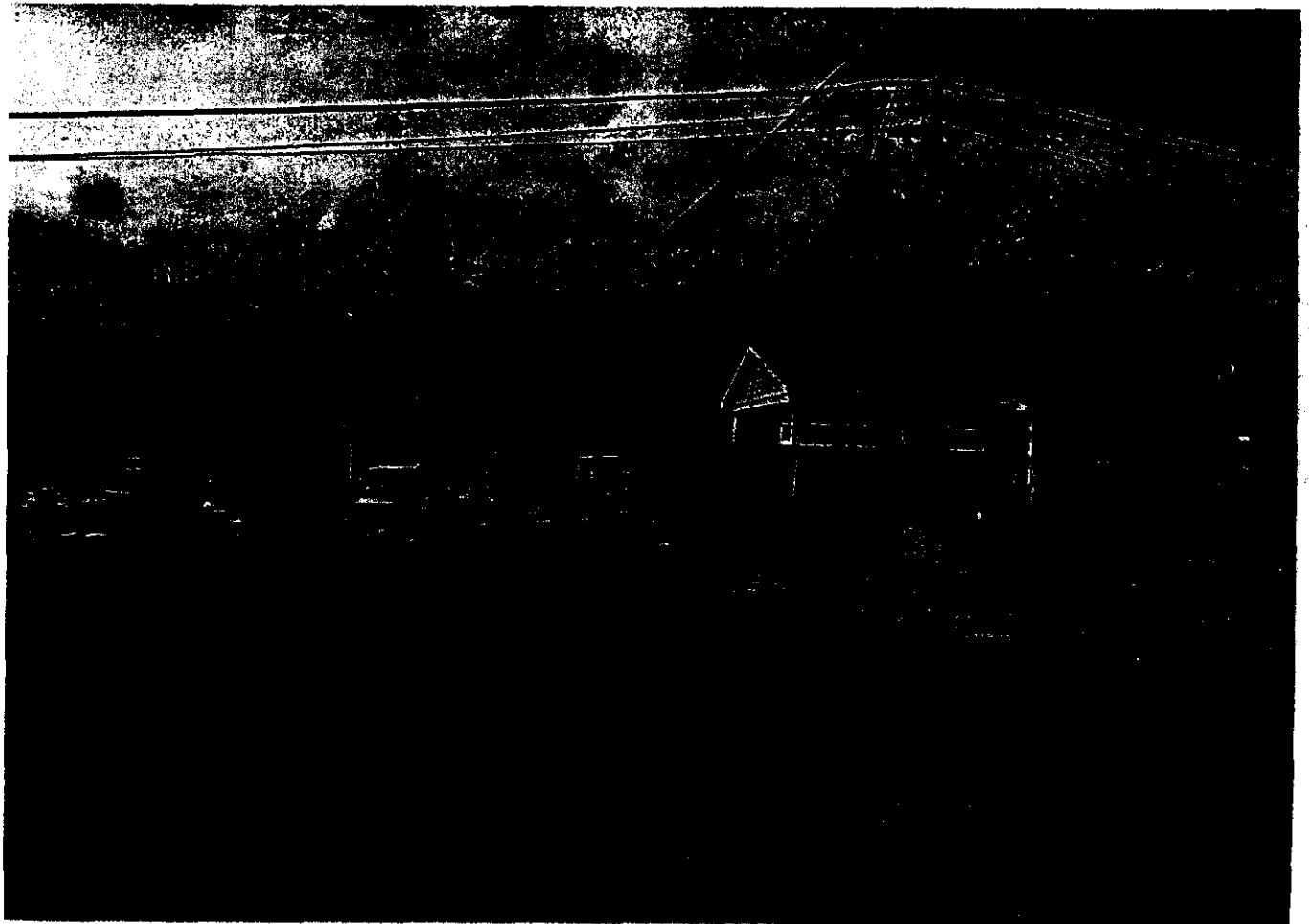
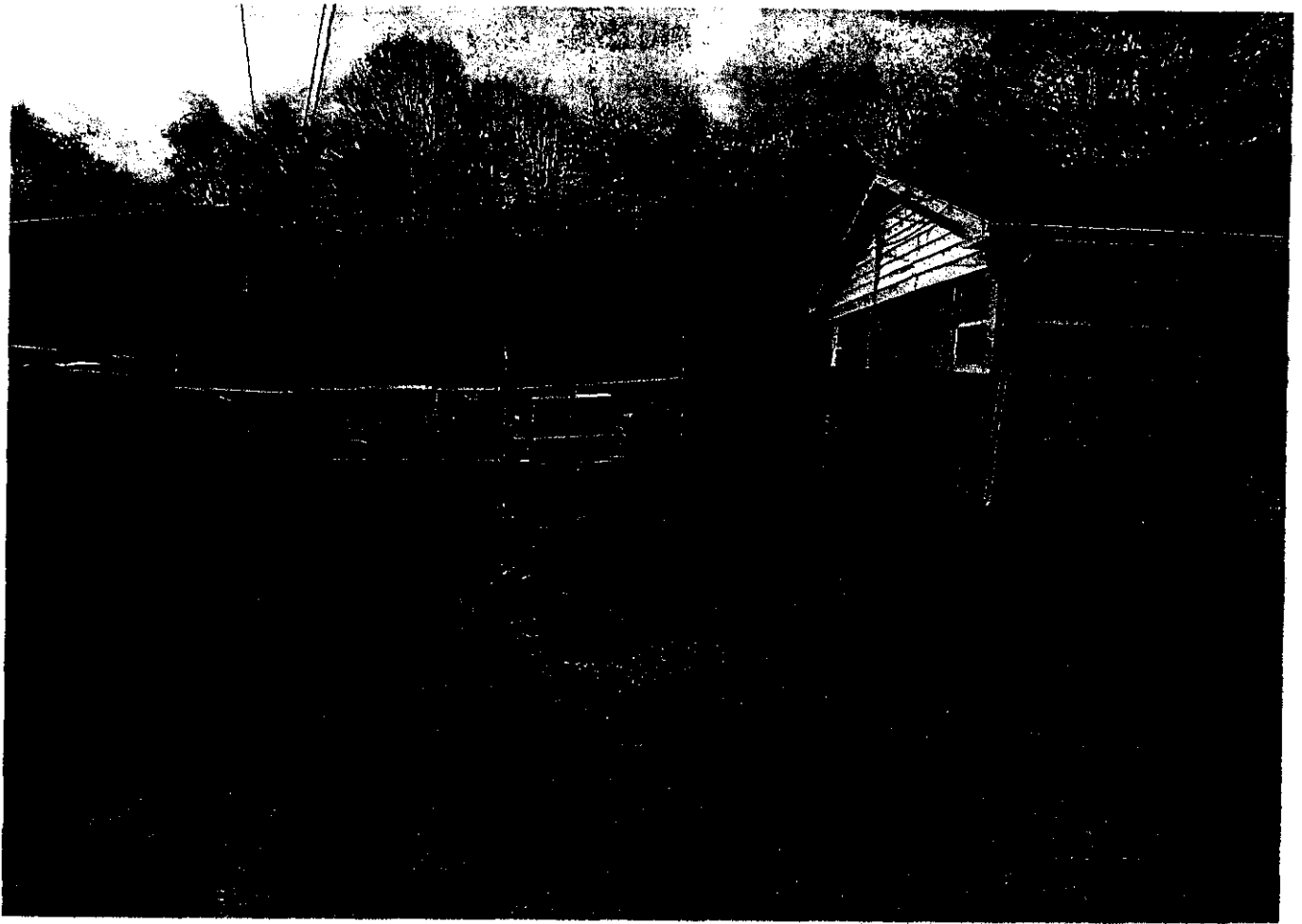
- A-1
- A-2
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PBD-3
- PBD/SC
- PMD-1
- PMD-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water
- Imagery



NOTICE: A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and/or location of lot lines.



Sullivan County, TN
 Planning and Codes Dept.





MINUTES
SULLIVAN COUNTY REGIONAL PLANNING COMMISSION
SULLIVAN COUNTY
APRIL 16, 2019 – 6:00 PM

A. CALL TO ORDER: *The chairman called the meeting to order. The chairman led the Pledge of Allegiance.*

MEMBERS PRESENT – *Mark Webb (chair and Bristol PC rep); Linda Brittenham (vice-chair); Mary Ann Hager (Historic Zoning Commission Liaison/alternate secretary); Darlene Calton (County Commissioner Liaison); John Moody (Kingsport PC rep); Don Mumpower; Mary Rouse, Calvin Clifton and 1 vacant seat. All members were present.*
STAFF - *Ambre Torbett (Planning & Codes Director/PC Secretary); Dwayne Hittinger, SCHO deputy were present.*

GUESTS/CITIZENS IN ATTENDANCE – *see sign-in sheet on record*

B. MINUTES: *On a motion by Mary Rouse and seconded by Darlene Calton, the minutes were approved as published.*

C. SWEARING IN OF WITNESSES: *The general public, applicants, staff, and any persons planning to speak for or against any scheduled application on the agenda shall be sworn in under oath. Staff led the oath.*

D. SUBDIVISION PLATS AND PLANS: *none scheduled*

E. COMPREHENSIVE DEVELOPMENT PLANS:

E1. BUILDING EXPANSION PLANS FOR CONVENIENCE CENTER/GAS STATION – HWY 336

FINDINGS OF FACT –

Property Owners:	Mr. Atul “Andy” Shukla - d.b.a 737 Marketing LLC #1
Applicants:	Andy Shukla
Location:	4720 Fort Henry Drive (SR 36) Kingsport
Civil district:	14th
Development Plan:	New Convenience Store
Parcel ID:	Tax Map 106C, Group C, Parcel 003.01 (partly inside city limits)
Surveyor:	Tim Lingerfelt, r/s for Alley & Associates, Inc.
Engineer:	Jonathan Lewis, PE – Highlands Engineering LLC
Growth Boundary:	Kingsport UGB
Utility District:	Kingsport
Public Sewer:	yes, Kingsport Public Sewer
Zoning:	PBD-3 in the county and B-3 in the city
Surrounding Zoning:	same

Staff Field Notes and General Comments:

- The owner is seeking approval to construct a new convenience market within the county and to close off one highway access point while realigning the highway access into more of a broad circular entrance and exit.
- Just a small corner of the proposed building will be inside the city limits. The city planning office is also reviewing the site plan. The proposed building is 60' wide by 46.5' deep for a total of approximately 3000 square foot building.
- The total acreage of the parcel is 2.03 acres, with less than one acre being redeveloped.

- The existing building was built in 1988.
- The new circular driveway will allow for better flow of ingress/egress along the highway (see areal image)
- The engineer has provided a stormwater management system and analysis that prescribes the post- construction run-off to be less than pre-construction with the additional improvements of detention
- Staff recommends in favor of approving this site plan subject to driveway connection approval from TDOT.

Meeting Notes at Planning Commission:

- Staff read her report and findings. Members studied the plans as presented.
- The engineer, Jonathan Lewis and the owner, Mr. Shuka, were present to answer any questions.
- Commissioner Darlene Calton motioned to approve the redevelopment plan as presented.
- John Moody seconded the motion and the request was approved unanimously per staff's recommendation.

E. COMPREHENSIVE DEVELOPMENT PLANS:

E2. COX DISPOSAL TRANSFER STATION – PMD-2

FINDINGS OF FACT –

Property Owners:	Roger Cox – Cox Disposal Inc.
Applicants:	same
Location:	2699 Hickory Tree Road, Bluff City (existing business) Expansion to 2777 Hickory Tree Road (Hwy 44)
Civil district:	3 rd
Parcel ID:	Tax Map 084, Parcel 037.50 (lot 1) Plat Book 56, page 217
Subdivision Plat:	Rick Davies, rls - Davies Land Surveying
Surveyor:	Ty LaRue, RLS – Iron Mountain Surveying
Engineer:	Stephen E. Browning, PE
Growth Boundary:	rural area
Utility District:	Holston Utility
Public Sewer:	n/a
Zoning:	PMD-2
Surrounding Zoning:	A-1 and M-2

Staff Field Notes and General Comments:

- The owner has requested approval for a new driveway connection leading to a proposed 3000 square foot transfer station to expand his waste management/collection service. Cox Disposal already operates two parcels down and the owner lives above this site.
- The County Commission recently rezoned this field in order for Mr. Cox to expand his existing business.
- The plan shows a substantial buffering plan along what would be visible to the public right-of-way. The hillside will remain undisturbed.
- The revised plans show the first 50-feet of the new driveway to be paved and the owner is asking the Planning Commission to waive the additional paving requirement due to the fact that this site is not for the general public's use rather for their heavy trucks. The owner has stated that the heavy trucks will just wear out the asphalt if the entire driveway is paved due to weight and grade.
- The disturbance of land is less than one acre per the engineer and the improvement plan for drainage satisfies the zoning requirements for such.
- Staff recommends approval of this plan with the paving plan as proposed on the revised site plan.

Meeting Notes at Planning Commission:

- Staff read her report and recommendation. Members reviewed the plans. Discussion ensued regarding the buffering plan and paving plan. Staff explained that the owner is willing to install a substantial evergreen buffer per the zoning plan as this is an industrial zoning in a rural area.
- Mr. Cox, owner and Mr. Browning, the engineer, were both present to answer any questions.
- Linda Brittenham motioned to approve the development plan as presented as it will be an expansion of the existing business.
- Mary Ann Hager seconded the motion and the vote in favor passed unanimously as presented.

F. SULLIVAN COUNTY ZONING RESOLUTION TEXT/MAP AMENDMENTS:

F1. Rezoning Request: A-1/General Agricultural to B-1/Neighborhood Business

FINDINGS OF FACT –

Property Owners:	James Dugger (new owner) (previously owned by Michael Brooks)
Applicants:	same
Representative:	same
Location:	1674 Weaver Branch Road, Piney Flats
Civil district:	9th
Development Plan:	n/a
Parcel ID:	Tax Map 124, Parcel 001.40 (part of parcel – see survey)
Surveyor:	Ty LaRue, rls – Iron Mountain Surveying
Engineer:	n/a
Architect:	n/a
Growth Boundary:	Johnson City Urban Growth Boundary
Utility District:	Johnson City Utility
Public Sewer:	n/a – existing septic
Proposed Zoning:	B-1 – Neighborhood Business
Surrounding Zoning:	A-1
Land Use Plan 2006-2026:	Low Density
Neighborhood Opposition:	No opposition prior to the meeting

Staff Field Notes and General Comments:

- Staff inspected the site and found that the new owner is working on improving the site already (see pictures).
- The lot was developed as a church; however the church sold the property recently and closed their doors.
- The proposed lot 1 for consideration is already paved and developed. The new owner would like to build his home on lot 2 and relocate his business office and show room inside the existing church buildings. He stated that he already has a warehouse in the Sevier County area.
- Staff has explained that while Weaver Branch Road is within the Johnson City Urban Growth Boundary and is classified as a Collector Road, it is still rural in nature with an established residential subdivision and farmland adjacent to site.
- A B-1 zoning classification is limited to neighborhood and convenience retail as well as offices but will prohibit outside storage of goods and equipment.
- If rezoned, the owner will need to install either a wooden privacy fence along the neighboring property lines or plant a tree line buffer per the zoning code.
- The closest B-1 zoning district is the recently rezoned Old Jones' Store on Allison Road at the intersection off Warren Road (see zoning map). This was rezoned for a surveying office.

Meeting Notes at Planning Commission:

- *Mr. James Dugger was present. He stated that the location serves as a gathering place for his employees to start the work day however he distributes new pool tables and spas out of his warehouse in the Gatlinburg area. Most of his business is servicing hot tubs and pool tables for the cabin developments in the Gatlinburg area. He would like to relocate his business here from Hwy 36 in Kingsport. The nature of his business is service at the customer, not retail at this location. He would also like to build his home above this site; thus only requesting the rezoning of half of the property. He submitted a survey illustrating the boundary request.*
- *Staff read her report and findings.*
- *There was no one in the audience in opposition for this request.*
- *Staff confirmed there was no opposition submitted prior to the meeting either.*
- *After considerable discussion and confirmation by the applicant of the restrictions with the B-1 zoning classification, Mary Ann Hager motioned to forward a favorable recommendation onto the County Commission for this request.*
- *Linda Brittenham seconded the motion and the vote in favor passed unanimously.*

F. SULLIVAN COUNTY ZONING RESOLUTION TEXT/MAP AMENDMENTS:

F2. Rezoning Request: B-1/Neighborhood Business to M-1/Light Manufacturing/Warehouse

FINDINGS OF FACT –

Property Owners:	Rick Millsap
Applicants:	same
Location:	Corner of New Beason Well Rd and Tate Rd, Kingsport
Civil district:	10th
Development Plan:	if rezoned would require a site plan
Parcel ID:	Tax Map 031B, Group E, Parcel 031.04
Growth Boundary:	Sullivan County Planned Growth Area
Utility District:	Bloomingtondale Utility
Public Sewer:	n/a
Proposed Zoning:	M-1/ Light Manufacturing/Warehouse
Surrounding Zoning:	R-3, R-1 and M-1
Land Use Plan 2006-2026:	Low-Density
Neighborhood Opposition:	Yes, staff has received two calls of complaints

Staff Field Notes and General Comments:

- The site is currently zoned B-1/Neighborhood Business.
- In 2004 Mr. Millsap requested this site to be rezoned from R-3 to B-3 to develop the site for a mini-warehouse/self-storage facility and was denied by County Commission.
- Then in 2007 he applied to have the site rezoned from R-3 to B-1 for a proposed day care facility. This request was approved; however the site is still vacant.
- The owner is seeking rezoning from B-1 to M-1 in order to allow a mini-warehouse/self-storage facility on site.
- The two lots across Tate Road are zoned M-1. The surrounding zoning is residential.
- In 2005 the county updated the Zoning Code to redefine the land uses by zoning district and to dissolve any "pyramid zoning scheme".
- The B-3 zoning district is actually the broadest zoning district that allows all types of residential development, commercial and mini-warehouses; while the M-1 zoning does not allow for residential or general commercial land uses – thus not "pyramid zoning." The primary difference between B-3 and M-1 is M-1 does not allow for auto body repair and B-3 does. B-3 allows auto towing/wrecker service and M-1 does not. Staff advised the applicant to amend his rezoning request from B-3 to M-1 for these reasons, while still affording him the opportunity to request approval for a self-service/mini warehouse zoning district.

- This site is located along a primary collector road and has public water but not public sewer to the site.
- This site is located about 2000 feet south of the intersection of Bloomingdale Road where existing commercial development is prevalent.
- Public sewer has been extended down New Beason Well Road following the creek bed, which is behind this parcel to the rear of the mobile home park (see map).
- While a General Business district might not be the most compatible with the surrounding neighborhood in this specific area along the corridor; the site in question would be an expansion of the existing M-1 zoning districts across Tate Road, directly in front of this site.
- However the existing M-1 Zoning District (two lots) was zoned such originally due to existing businesses. Staff recommendation would have been to *not* have spot zoned these back in 1988, rather allow for legal but non-conforming status. **Thus my recommendation back in 2007 for the B-1 zoning remains.** The General Business districts at the intersection of Stone Drive and Bloomindale Road are good locations for business due to high traffic counts and visibility. The remaining stretch of New Beason Well Road is primarily single family and multi-family residential. The existing B-1 district allows for neighborhood commercial. M-1 districts ideally should be located around established business districts or within office and manufacturing parks where the infrastructure can support a multitude of uses.
- In addition, the site is too small to accommodate an M-1 or full commercial zoning district. The existing M-1 district on Tate Road is also too small to accommodate the existing business (see pictures) as the cars are being parked on the street and actually on Mr. Millsap's property.

Meeting Notes at Planning Commission:

- *Mr. Millsap was present to address the board. He stated that he owns a storage building on Brookside Lane in Kingsport and would like to add one at this location. He stated that he takes pride in his business in Kingsport and even received a Beautification Award from the city. He would like to add a building at this location as an extension of his business.*
- *Mary Rouse asked him why this location and why did he ask for a B-1 back in 2007 when he originally asked for a B-3 for the same reason as this current rezoning application.*
- *Mr. Millsap stated that he decided not to build a daycare center as there was too much liability with that type of business. He backed out of that plan and has been sitting on this property.*
- *John Moody asked him how many storage units would he be able to fit on this lot if it were rezoned for such.*
- *Mr. Millsap stated that he could fit 35 self-storage units on this site and that it would pay for itself in 7 years.*
- *Mr. Lawrence Ketron, 232 New Beason Well Road, spoke in opposition. He submitted a letter of opposition on behalf of Mr. Roger Warner, who could not attend the meeting. Mr. Ketron also submitted a petition of signatures from landowners along the road in opposition to this request. The petition was received on Monday, April 15th. Staff made copies for all members.*
- *Mr. Ketron stated that this lot is only .62 of an acre; and according to the Zoning Code for M-1, it should be at least one acre in order to be considered for rezoning to M-1. He stated, the site is too small for this zoning classification and the proposed use as it would not conform to the building setbacks and buffering.*
- *Stephanie Ketron, heir to the land adjacent to this site, spoke in opposition to this request. She stated that while there were commercial zoning districts at the intersections of Hwy 11W and Bloomindale, this site is in the middle of New Beason Well Road and clearly surrounded by residential land uses. She stated that there is a transitional zoning of B-1 and apartments from the commercial districts.*
- *Staff read her report and recommendation. Discussion continued.*
- *After considerable study, Linda Brittenham motioned to send an unfavorable recommendation to the County Commission for this request and to uphold the recommendation by staff and previous decisions by the county.*
- *Calvin Clifton seconded the motion and the motion to send an unfavorable recommendation, passed unanimously.*

F. SULLIVAN COUNTY ZONING RESOLUTION TEXT/MAP AMENDMENTS:

F3. Rezoning Request: R-1/Single-Family Residential to B-3/General Business

FINDINGS OF FACT—

Property Owners:	Steve Huff, owner
Applicants:	same
Representative:	same
Location:	119 Witherspoon Drive, Kingsport
Civil district:	14 th
Development Plan:	if rezoned, would require a site plan
Parcel ID:	Tax Map 1071, Group E, Parcel 011.00
Growth Boundary:	Sullivan County Planned Growth Area
Utility District:	Kingsport
Public Sewer:	n/a
Proposed Zoning:	B-3 – General Business
Surrounding Zoning:	B-3 and R-1
Land Use Plan 2006-2026:	Future Corridor Commercial (Restudy Area)
Neighborhood Opposition:	no opposition expressed prior to public meeting

Staff Field Notes and General Comments:

- This site is the third lot within off of Fort Henry Drive. The owner operates his business next door but would like to be able to expand his parking lot to this interior lot.
- The site is located south of the I-81 interchange with SR 36 going towards the Washington County line.
- This area is primarily commercial along Fort Henry Drive/SR 36 with some interior lots also zoned commercial.
- If this interior residential lot were to be rezoned and redeveloped, a substantial buffering would need to be installed along the side and rear property lines abutting residential land uses.
- The land use plan has this area planned for future commercial corridor redevelopment.

Meeting Notes at Planning Commission:

- *Mr. Steve Huff, owner of Steve Huff Plumbing, was present to address the commission.*
- *Matt Thompson, adjacent neighbor, spoke against the request due to the existing noise of the business. He stated that his bedroom window would be right next to the expansion lot being considered for the rezoning. He stated that he can hear the noise of metal and such when his employees return at night. Discussion ensued.*
- *Mr. Huff stated that the noise is when his employees are cleaning out their trucks at the end of the day and sometimes discarding used metal by the dumpsters for recycling. He stated that he already purchased the lot but would allow his tenant to remain in the home until she wanted to leave. He stated that he would try to come up with a plan to abate the noise, he would add buffering to the sides to please Mr. Thompson and that he wanted to be a good neighbor.*
- *Staff read her findings and provided pictures of the site. There was no one else in attendance in opposition to this request.*
- *After discussion, Commissioner Darlene Calton motioned to send a favorable recommendation on to the County Commission for this request. Linda Brittenham seconded the motion and the vote in favor passed unanimously.*

F. SULLIVAN COUNTY ZONING RESOLUTION TEXT/MAP AMENDMENTS:

DEFERRED FROM LAST MONTH: NO NEW INFORMATION FROM FAA

F4. Amendment to Article VI – Airport Overlay Zoning to add Design Standards for Private Recreational Landing Strips - (see attached sample zoning code)

6-501 PRIVATE RECREATIONAL (NON-COMMERCIAL) AIRSTRIP REGULATIONS

The following use, private landing strips for fixed-wing single engine aircraft, is subject to review and approval by the Board of Zoning Appeals for a special exception in the A-1 or AR Zoning Districts, subject to the minimum requirements listed herein:

- A. A site plan of the proposed landing strip shall be presented at the time of the proposal.
- B. The landing strip shall be appropriate for the size and type of aircraft involved, and shall be constructed according to the manufacturer's specifications for the type of aircraft involved.
- C. Airstrip runways are to be located no closer than one thousand (1000) feet from the centerline of the runway to the closest dwelling unit, excluding the owner of the property, and that said centerline be located no less than two thousand (2000) feet from any church, school or places of public assembly.
- D. All landing strips shall be situated in such a manner that under no circumstances shall an approach or departure be over a residence, excluding the owners, provided that the residence be located a minimum of 400 (four hundred) feet beyond the end or side of the required landing strip length.
- E. The site plan shall show all roads bordering the subject property, and the location and type of all adjacent utility lines.
- F. Any other requirements which in the opinion of the Planning Commission or Board of Zoning Appeals would be required to protect the safety and welfare of the surrounding area.

**Add: Table 3-102A Uses and Structures Allowable within
Agricultural and Residential Districts
Amend G. Extensive Impact Facilities**

**1. – add Government Owned Facilities – PC approval in A-1 and AR only
Add Private Recreational Facilities BZA approval in A-1 and AR only**

- Staff explained that no response had been received from the FAA on her many attempts to communicate for input. She stated that her office does not have the expertise nor man-power to enforce any additional codes on such matter.
- Mr. Ketrone, who was in the audience for the rezoning case, came forward to offer his background on this matter. He stated that he was a pilot in Vietnam and explained that every airplane takes off and lands differently and that it depends on the capability of the pilot, the type of aircraft and technology of such to determine the length of a suitable airstrip. Discussion continued.
- Don Mumpower motioned to take no action on this text amendment request and to not propose the amendment to County Commission. Other members agreed. Calvin Clifton opined that there are many private pilots out there and do we really want to get into this regulatory path. Staff confirmed that there was not a practical way for her office to inspect, enforce, nor regulate such as there are too many variables. In addition, she believed every pilot must register with the FAA as well as communicate with the TriCities Airport Communication Tower with their flight plan; thus no need for county to step in.
- Darlene Calton seconded the motion and the vote in favor passed unanimously.

G. NEW BUSINESS/PUBLIC HEARING: *none scheduled*

H. OLD BUSINESS: *- none scheduled*

I. OTHER MATTERS OF MUTUAL INTEREST:

I1. Next Month's Rezoning Cases: *none scheduled*

I2. Subdivision Plat List:

J. UNSCHEDULED PUBLIC COMMENTS: *Anyone wishing to address the Planning Commission on matters of concern other than a scheduled agenda application is welcome to sign in on the list. In the interest of conducting business in a timely manner, citizens shall be limited to 3-5 minutes each. No action shall be made by the Planning Commission on matters otherwise not on the published agenda.*

K. ADJOURNMENT: *Members adjourned at: 7:35PM*

- *The next regularly scheduled meeting will be held on: May 21, 2019 at 6:00PM.*

Approval of Minutes:

Sign: _____
Secretary of Planning Commission

Date: _____

Attest: _____
Alternate Secretary of the Planning Commission

Date: _____

Agenda subject voting report

Meeting Name

Sullivan County Commission May 2019

5/16/2019

12 ZONING Resolution No. 2019-05-01 Sponsors: Calton/ Gardner
Vote

Description

Applicant # 3: Steve Huff

Chairman

Venable, Richard

Total Vote Result

Voting start time 7:43:35 PM
Voting stop time 7:43:49 PM
Voting Configuration Vote
Voting mode Open
Vote Result

Yes	23
Abstain	0
No	0
Total Present	23
Absent	1

Group Voting Result

Group	Yes	Absent
No group	23	0
Total Results		23

Individual Voting Result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()	X			
Broughton, Todd ()	X			
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()				X
Hutton, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Shull, Patrick ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

Agenda subject voting report

Meeting Name

Sullivan County Commission May 2019

5/16/2019



The Sullivan County Sheriff's Office

Tallen Officer Memorial

The
Sullivan County Sheriff's Office
cordially invites you to the
2019 Tallen Officer Memorial Ceremony
to be held at the
Sullivan County Sheriff's Office
140 Blountville Bypass
On
Friday, May 17, 2019
At 6:00 p.m.

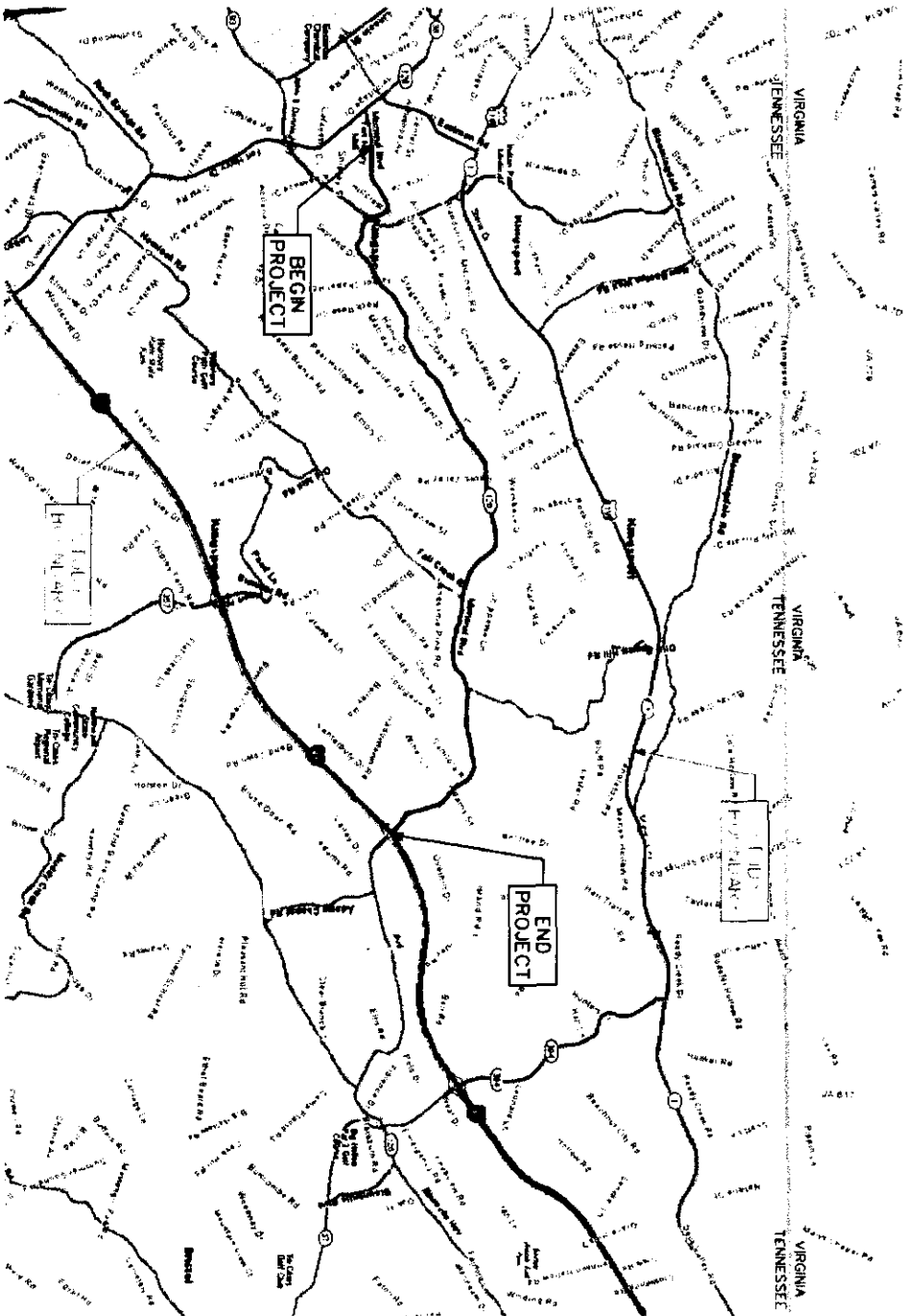
Presentation by TDOT



TDOT
Department of
Transportation

Sullivan State Route 126
County Commission Meeting
May 16, 2019

SR-126 (Memorial Boulevard) Corridor Study



SR-126 (Memorial Boulevard) Corridor Study

- Highway originally built in 1926.
- Since the early 1990's, improvements for SR 126 have been discussed that would improve traffic and safety conditions for the route.
- April 2003 - Request from Kingsport for preparation of Advanced Planning Report (APR)
- September 2003 - Project selected to be Tennessee's first Context Sensitive Solutions (CSS) process.

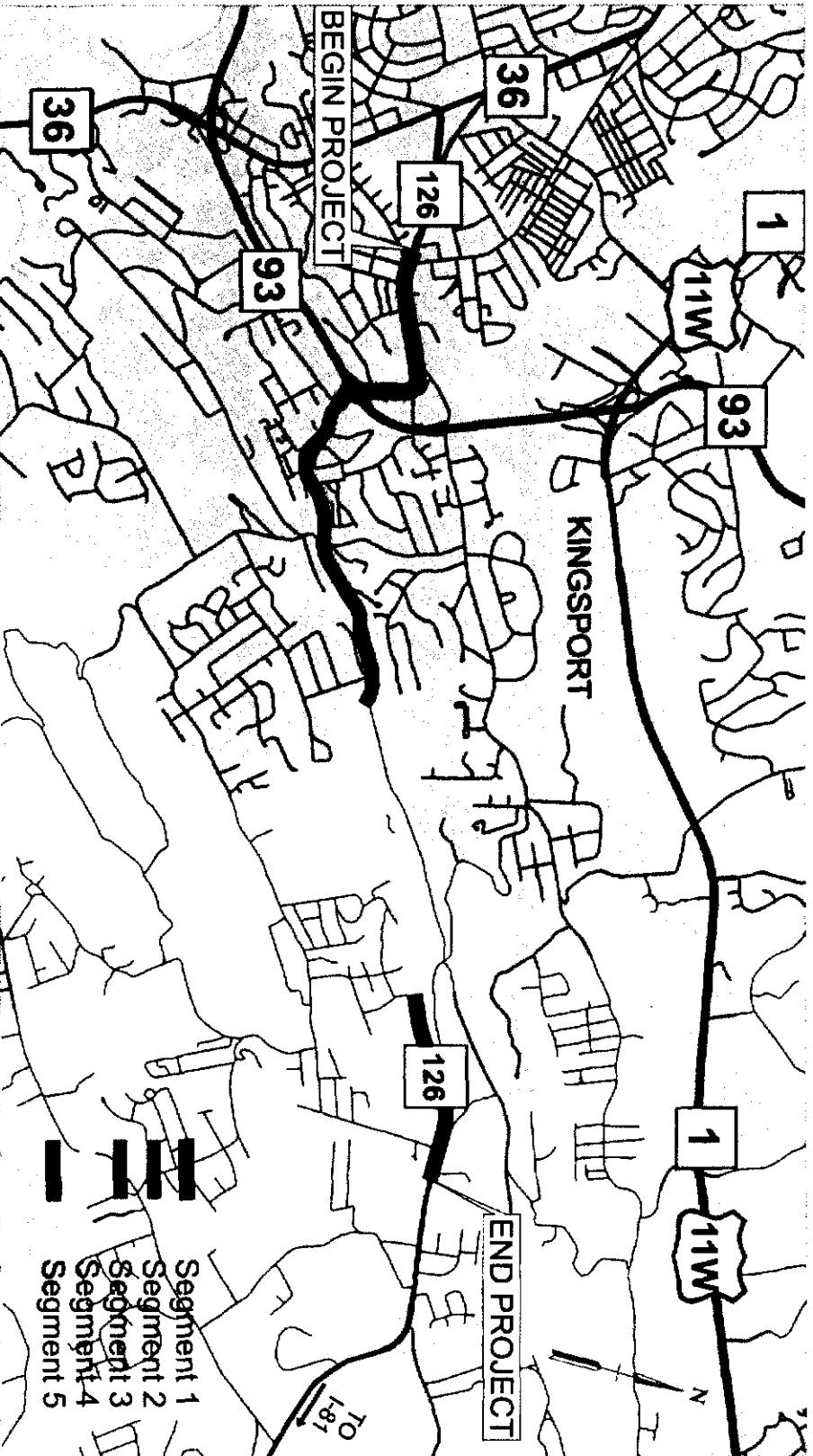
SR-126 (Memorial Boulevard) Context Sensitive Solutions Process

- Began in October 2003.
- Community Resource Team assembled between October 2003 – May 2005.
- Team consisted of City and County leadership, TDOT representatives, and local citizens.
- Multiple alternatives were identified, all recommending safety improvements while minimizing the impacts to the environmental features along the corridor.

SR-126 (Memorial Boulevard) Context Sensitive Solutions Process

- A modified version of one of the alternatives was developed to minimize impacts to the historic Yancey's Tavern and the East Lawn Memorial Gardens Cemetery.
- January 2012 - Draft Environmental Impact Study was approved. (DEIS)
- December 2012 - Public meetings was held to present study results for the multiple alternatives.
- As a result the modified version became the preferred alternative.

SR-126 (Memorial Boulevard) From East Center Street to East of Cooks Valley Road



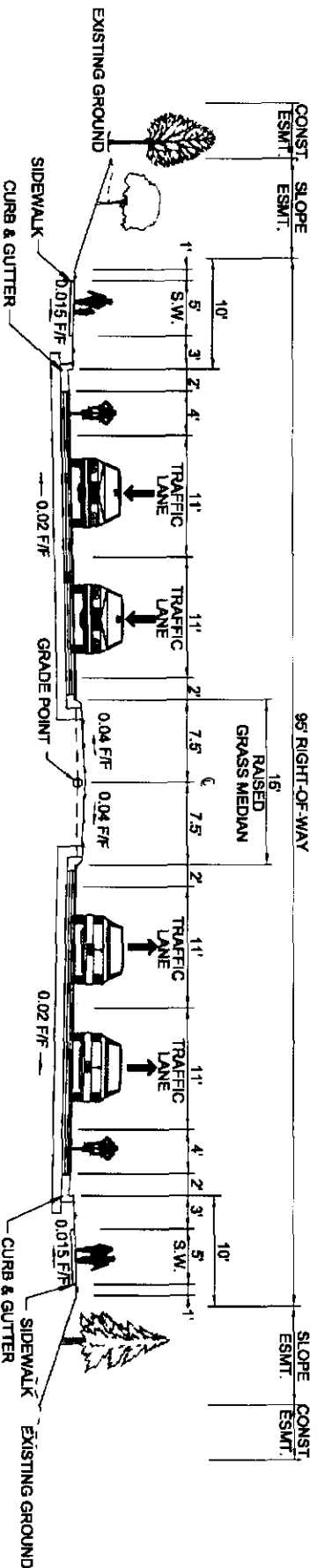
Segment 1 East Center Street to Stratford Road



END SEGMENT 1

Segment 1

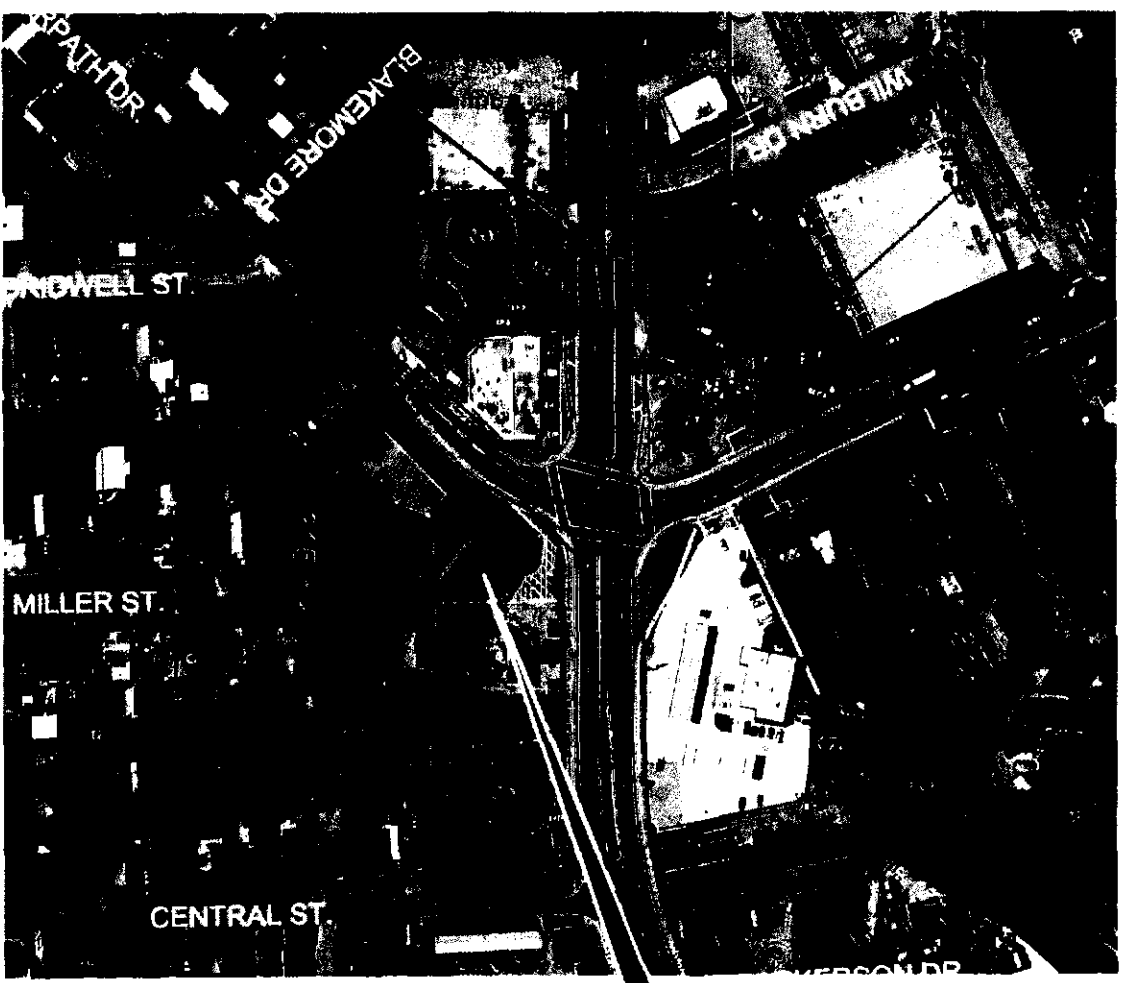
East Center Street to Stratford Road



Typical Section

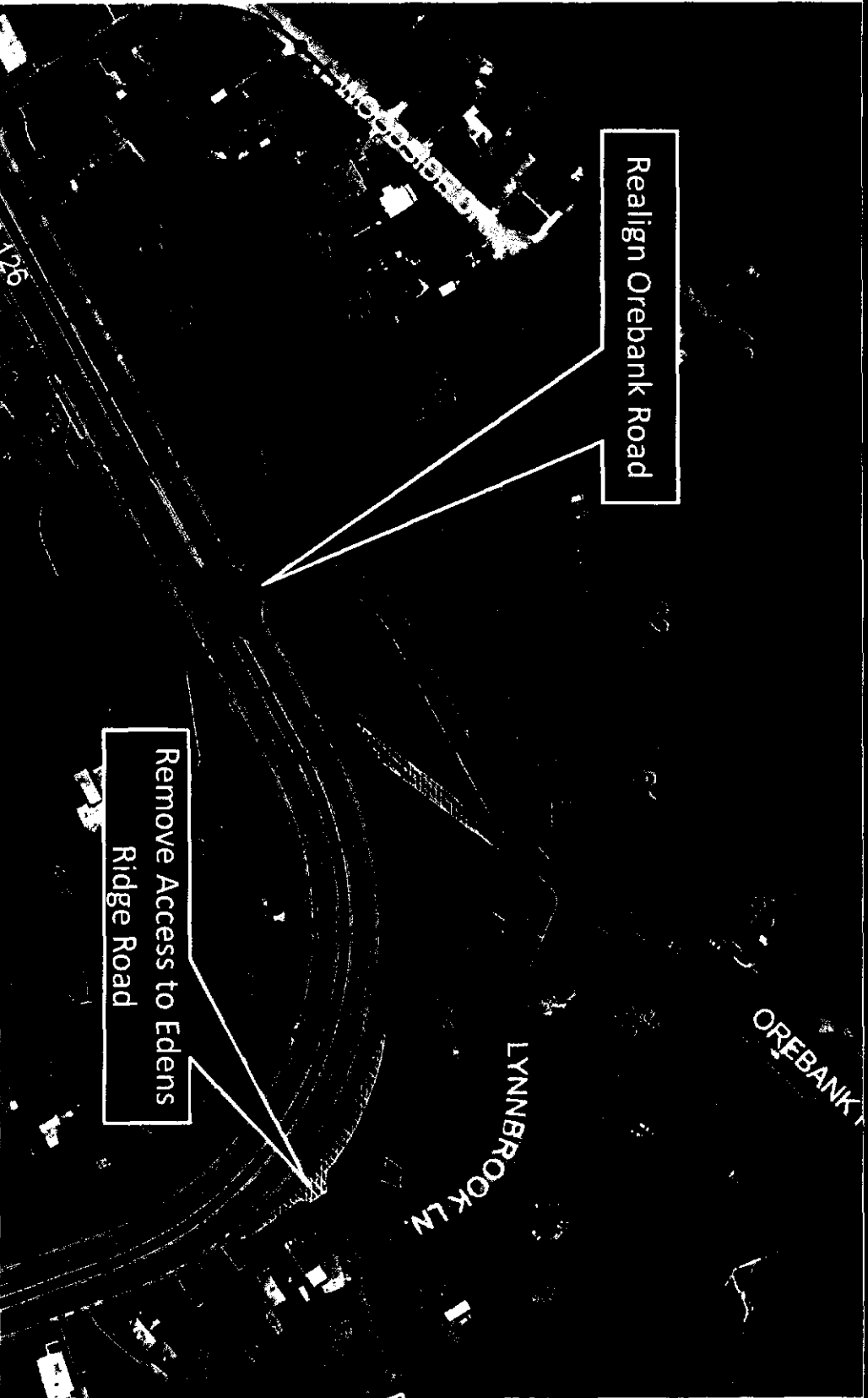
- 35 mph design speed
- 4 - 11' travel lanes and 4' shoulders to accommodate bike lanes.
- Curb and gutter, grass strip and sidewalks.
- 15' raised grass median.

**SR-126/ East Center St./ Warpath Dr./
Miller St. Intersection**



**Add cul-de-sac to
Miller Street**

SR-126 at Orebank Road



TN

TBDOT

Department of
Transportation

SR-126 at SR-93 (John B. Dennis Highway)



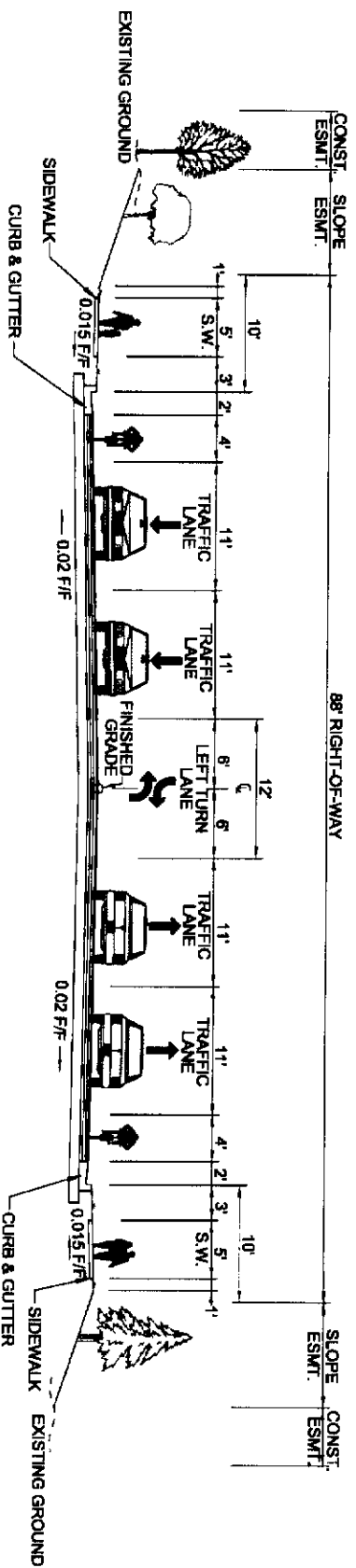
Segment 2

Stratford Road to Harbor Chapel Road



Segment 2

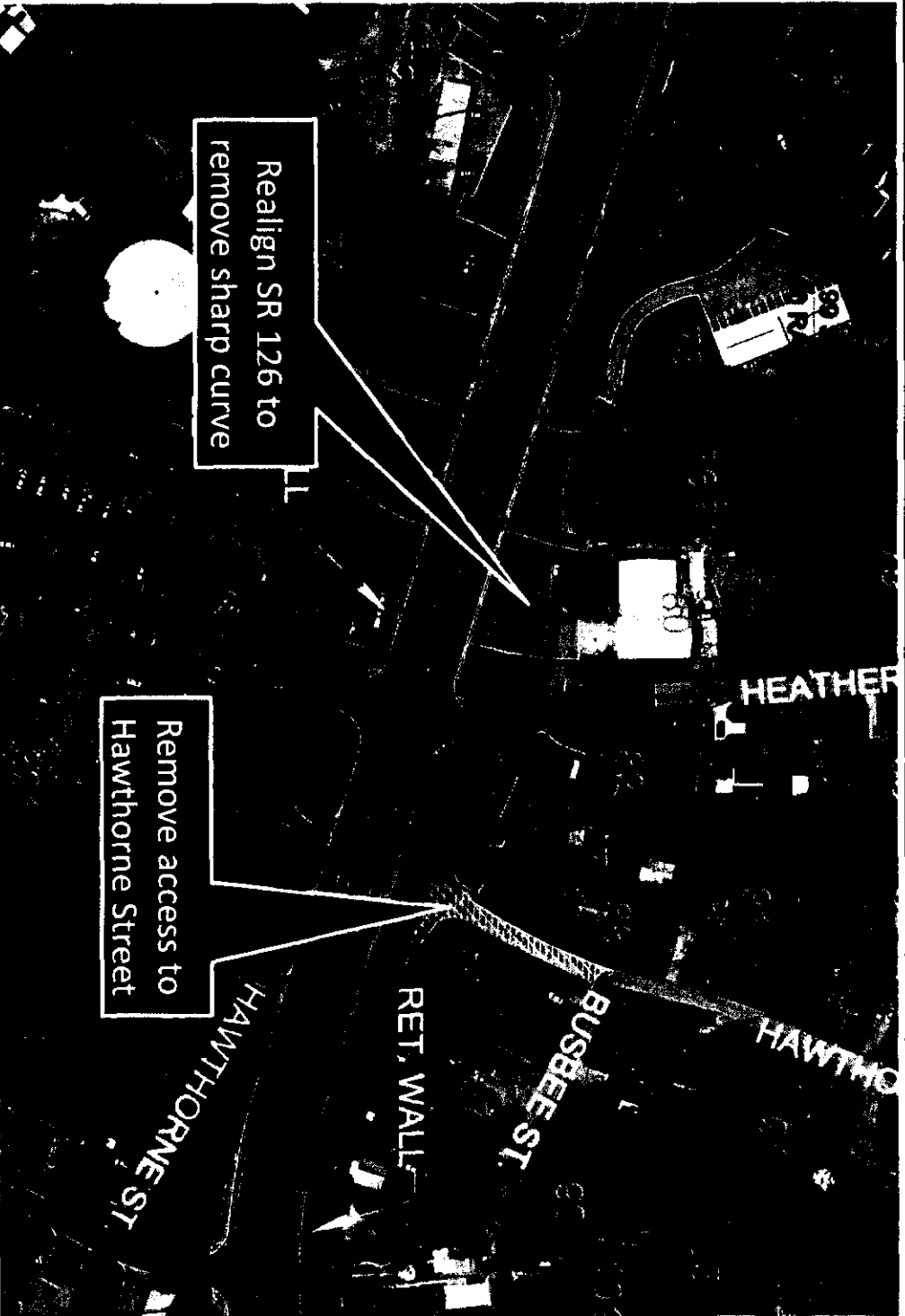
Stratford Road to Harbor Chapel Road



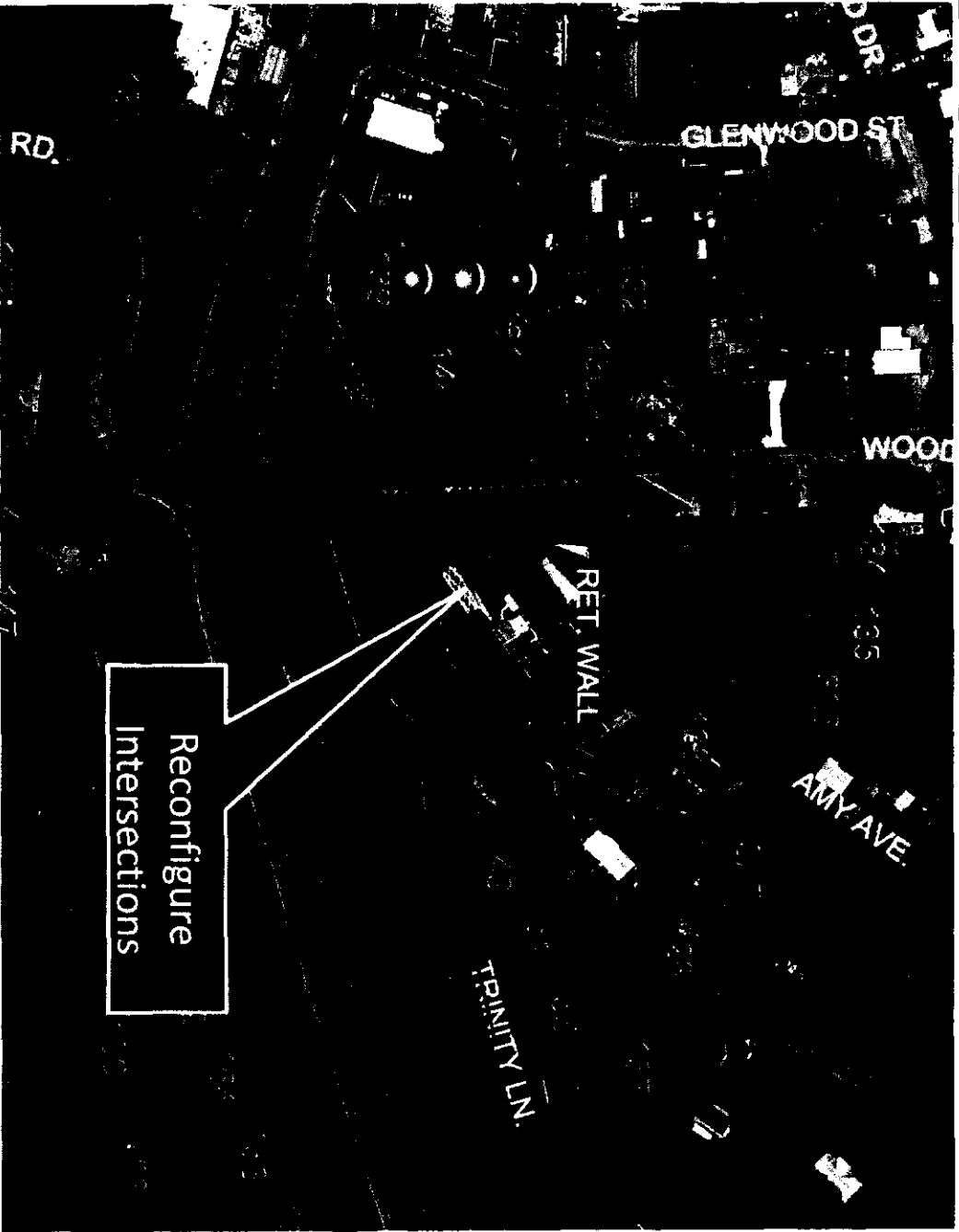
Typical Section

- 35 mph design speed
- 4 - 11' travel lanes and 12' continuous left turn lane.
- 4' shoulder to accommodate bike lanes
- Curb and gutter, grass strip and sidewalks.

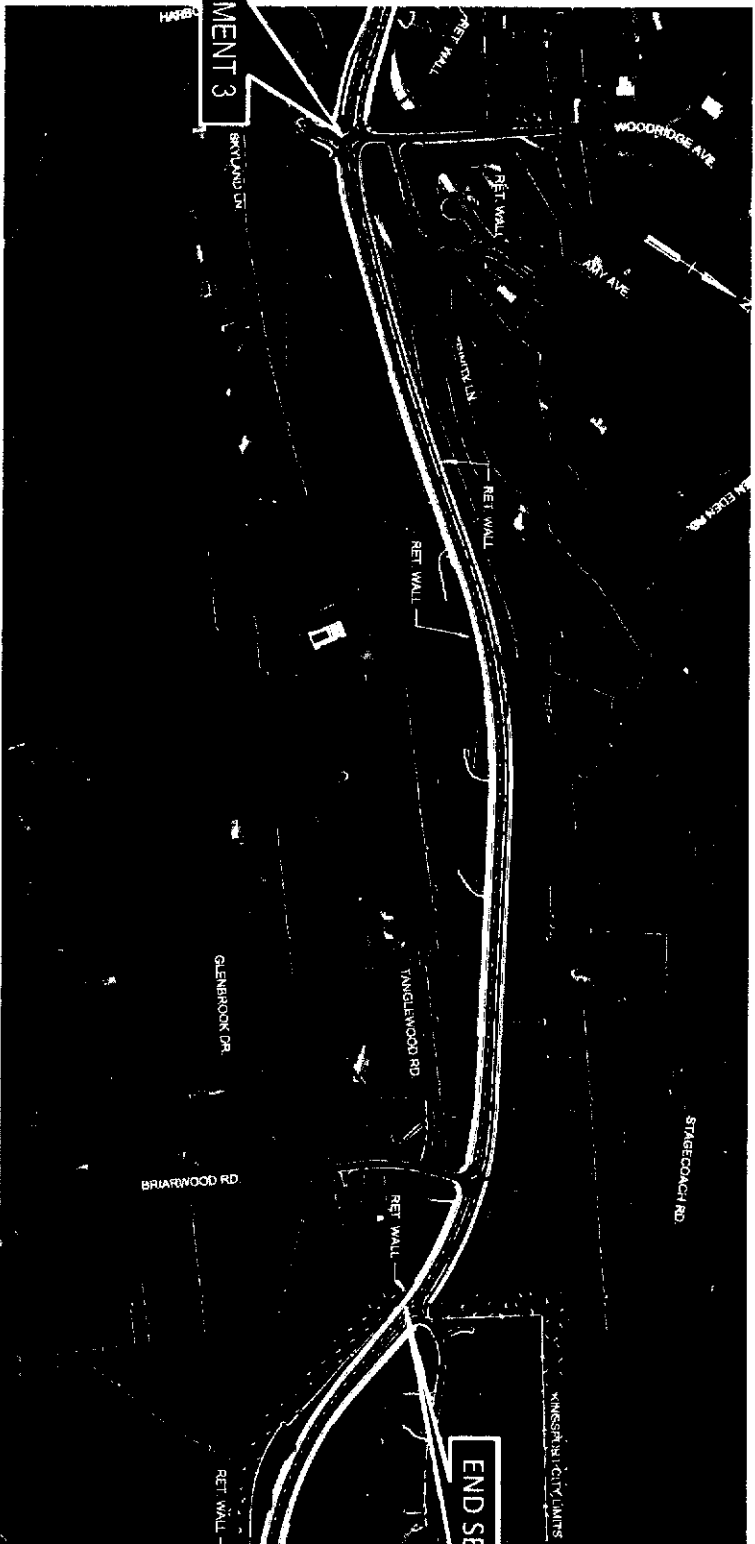
Heather Lane and Milton Court



Harbor Chapel Road

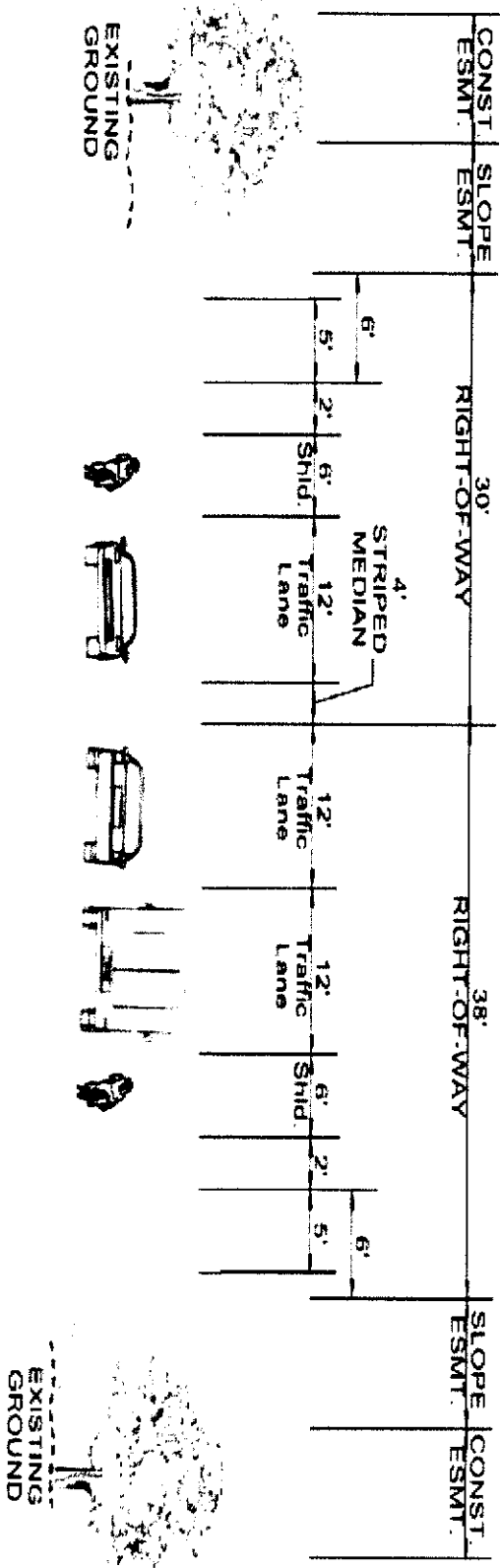


Segment 3 Harbor Chapel Road to Old Stage Road



Segment 3

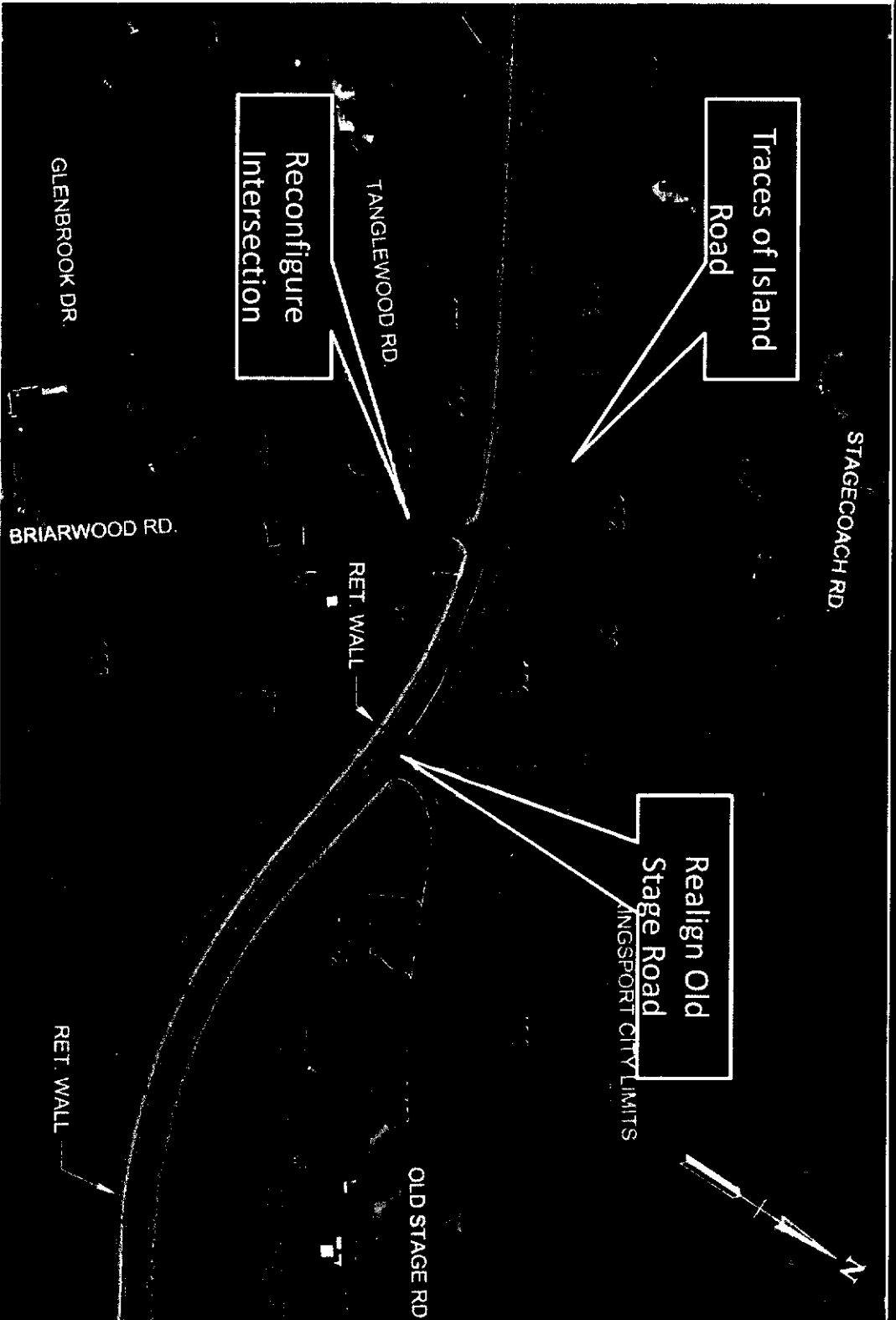
Harbor Chapel Road to Old Stage Road



Typical Section

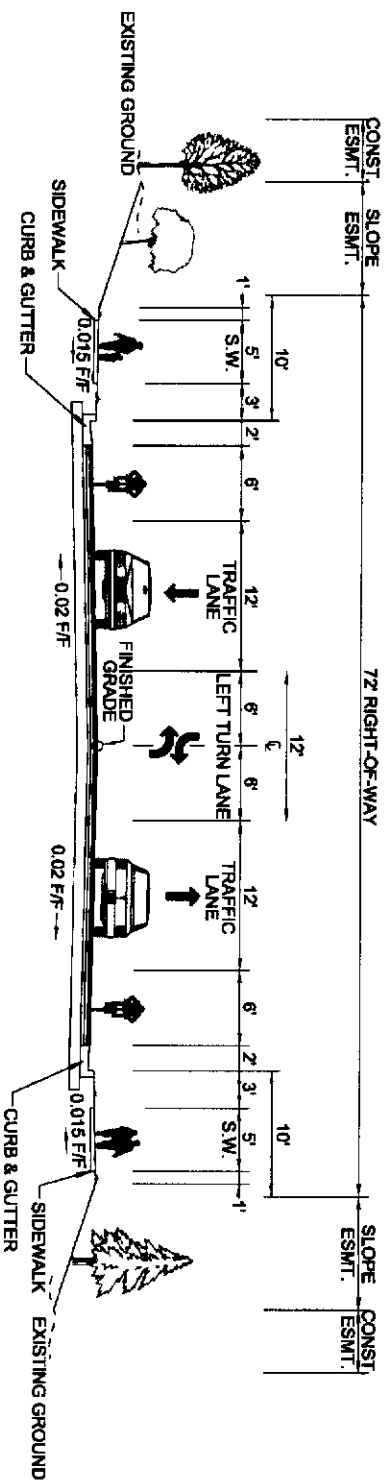
- 45 mph design speed
- 2 - 12' travel lanes and 1 - 12' truck climbing lane.
- 6' shoulder to accommodate bike lanes
- 4' striped median
- Curb and gutter and grass strips.

Old Stage Road and Island Road



Segment 4

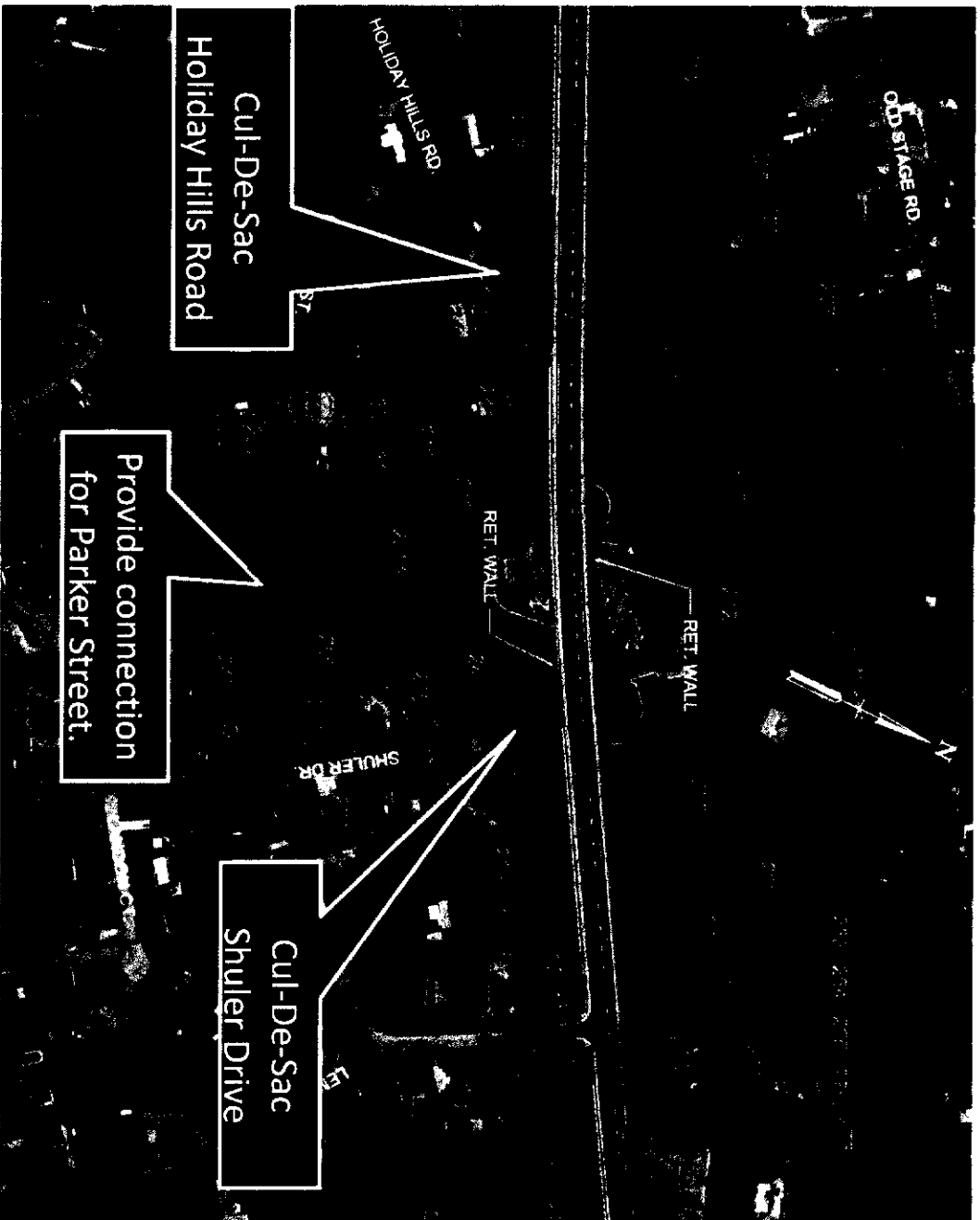
Old Stage Road to Lemay Drive



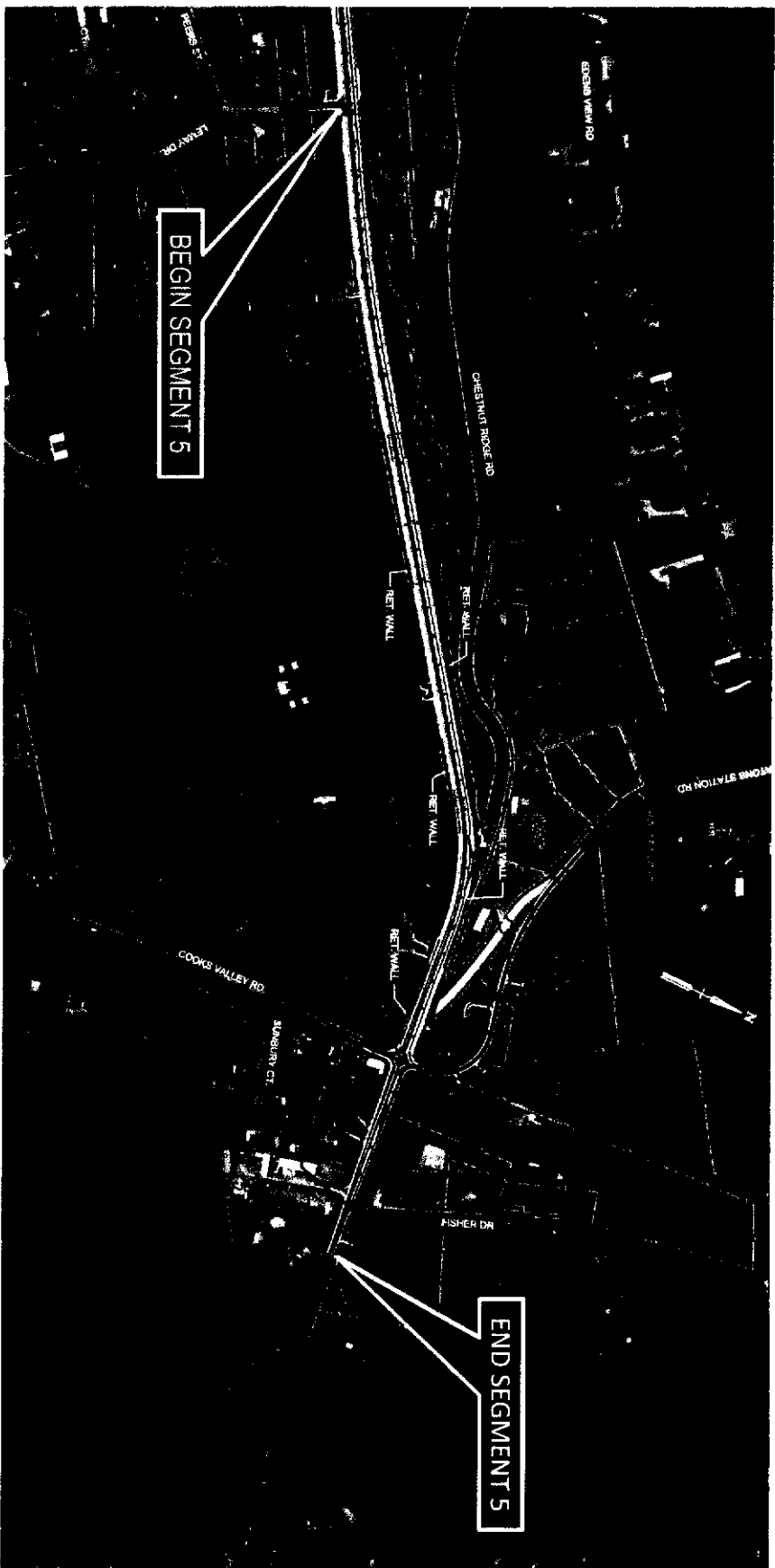
Typical Section

- 45 mph design speed
- 2 - 12' travel lanes and 1 - 12' continuous left turn lane.
- 6' shoulder to accommodate bike lanes
- Curb and gutter, grass strips, and sidewalks.

Parker Street Connector

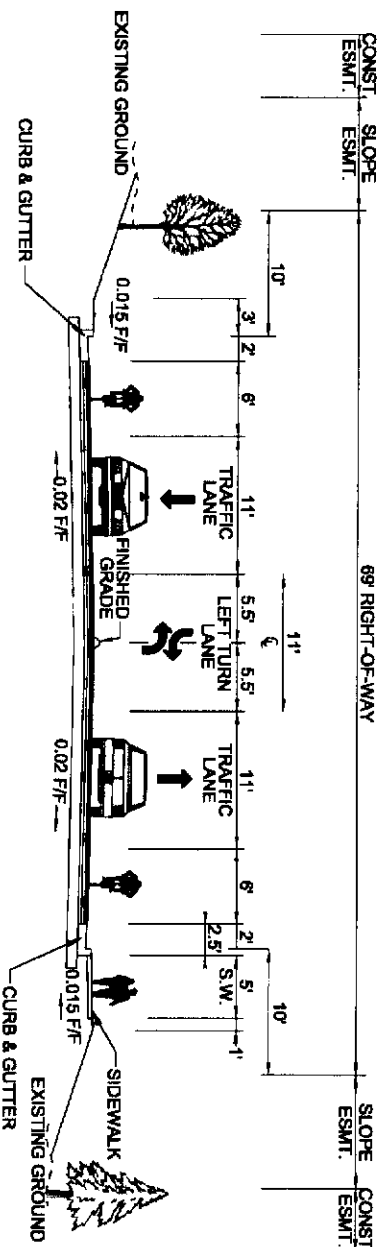


Segment 5 Lemay Drive to Cooks Valley Road



Segment 5

Lemay Drive to Cooks Valley Road

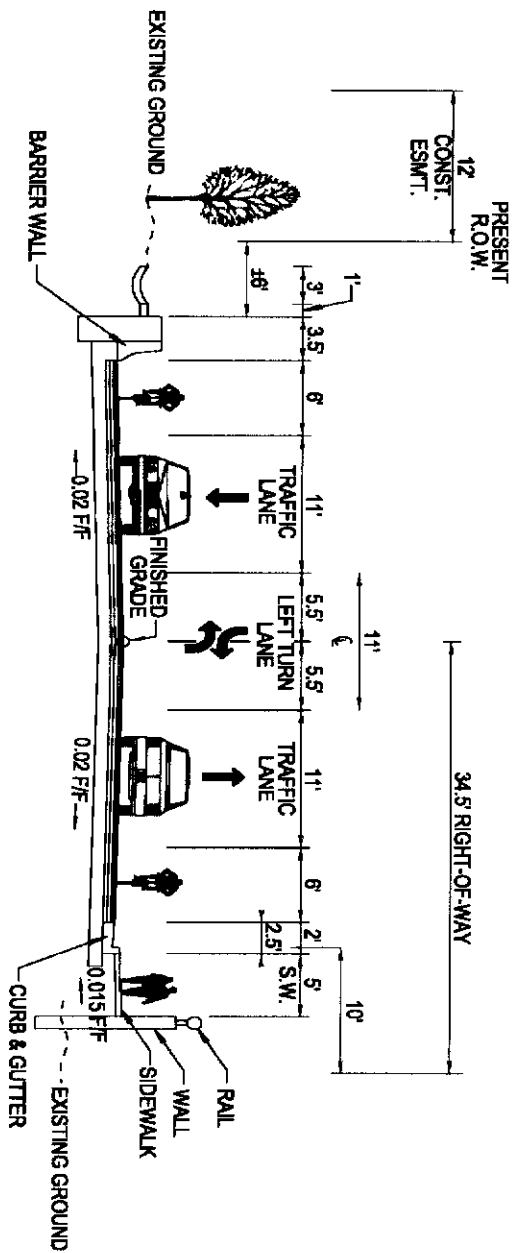


Typical Section

- 45 mph design speed
- 2 - 11' travel lanes and 1 - 11' continuous left turn lane.
- 6' shoulder to accommodate bike lanes
- Curb and gutter and grass strips.
- Sidewalk on eastbound only. (Yancey's Tavern)

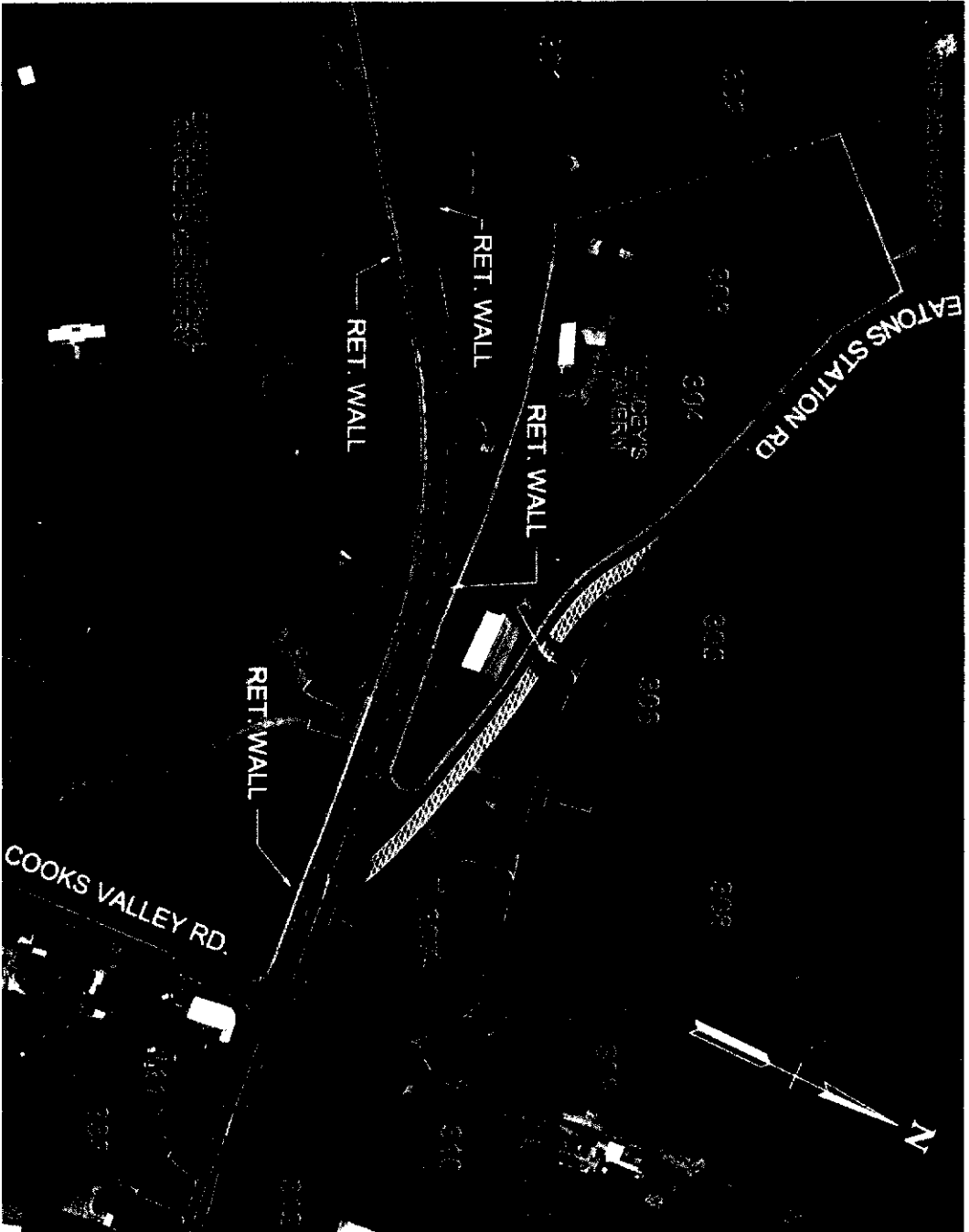
Segment 5

Yancey's Tavern and East Lawn Memorial Gardens Cemetery



Compressed Typical Section

Yancey's Tavern



TN

TDOT

Department of
Transportation

Project Status

Planning

Environmental

Design

Right-of-Way

} Project is currently in
the Right of Way
Phase

Not Funded →

Construction

Project Status

- Appraisals to begin this spring/summer 2019. Right of Way meeting to be held in June 2019. Waiting on confirmation of date and location of meeting.
- Approximately 36 months to complete acquisitions.
- Project will need to be identified in 3-year plan for construction funding.
- Costs
 - Right of Way/Utilities - \$23.9 Million
 - Construction - \$66.2 Million
 - Total Project Costs - \$90.1 Million

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Department of
Transportation

**SR-126 (Memorial Boulevard)
From East of Cooks Valley Road to I-81 (Section2)**

- Preliminary Design to begin this summer.
- Estimated timeframe for project deliver is 4-6 years.
- Right of Way and Construction phases not identified yet in 3-year plan.
- Preliminary Estimate - \$50.1 Million (From SPOT website)

**SR-126 (Memorial Boulevard)
From East of Cooks Valley Road to I-81 (Section2)**

- From Cooks Valley Road to Harr Town Road
 - 2-11' travel lanes and 1-12' continuous left turn lane
 - 6' shoulders to accommodate bike lanes
 - Curb and gutter, grass strip and sidewalks on both sides
- From Harr Town Road to I-81
 - 2-12' travel lanes
 - 10' shoulders (8' paved) to accommodate bike lanes

Questions?

Contacts:

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Director of Project Development

TDOT Region 1

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Dexter.Justis@tn.gov

Eric Wilson, P.E.

Civil Engineer Manager 1

TDOT Region 1 Project Development

Phone Number: 865-594-0742

Eric.Wilson@tn.gov

Project Website:

<https://www.tn.gov/tdot/projects/projects-region-1/sr-126-memorial-boulevard.html>

AND THEREUPON COUNTY COMMISSION ADJOURNED UPON
MOTION MADE BY Conrad Jones TO MEET AGAIN IN
REGULAR SESSION JUNE 20, 2019.

Richard S. Venable
RICHARD VENABLE

COMMISSION CHAIRMAN