

COUNTY COMMISSION-REGULAR SESSION

FEBRUARY 20, 2020

BE IT REMEMBERED THAT:

COUNTY COMMISSION MET PURSUANT TO ADJOURNMENT IN REGULAR SESSION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS THIS THURSDAY EVENING, FEBRUARY 20, 2020, 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 Jasmine Schmidt, student at DB High School 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      | JOE HERRON         |
| JUDY BLALOCK          | MARK A. HUTTON     |
| TODD BROUGHTON        | SAMUEL "SAM" JONES |
| DARLENE CALTON        | DWIGHT D. KING     |
| MICHAEL B. COLE       | TONY LEONARD       |
| LARRY CRAWFORD        |                    |
| ANDREW K. CROSS       | RANDY C. MORRELL   |
| JOYCE NEAL CROSSWHITE | ANGIE STANLEY      |
| JOHN GARDNER          | ALICIA D. STARNES  |
| COLETTE GEORGE        | GARY STIDHAM       |
| HERSHEL GLOVER        | MARK A. VANCE      |
|                       | DOUG WOODS         |
|                       |                    |
|                       |                    |
|                       |                    |
|                       |                    |

22 PRESENT 2 ABSENT (ABSENT: KING, LOCKE)

NOTE: KING in at 6:10pm after roll call.

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. Harkleroad and seconded by Comm. Herron to approve the minutes of the January 23, 2020 Regular Session of County Commission. Said motion was approved by Voice Vote with no opposition.

## RESOLUTIONS ON DOCKET FOR FEBRUARY 20, 2020

053

### RESOLUTIONS

|     |   |                                    |
|-----|---|------------------------------------|
| #1  | RESOLUTION TO CONSIDER AMENDMENT(S) TO THE SULLIVAN COUNTY ZONING PLAN: ZONING MAP OR THE ZONING RESOLUTION   | APPROVED<br>2/20/20                |
| #2  | RESOLUTION TO APPROVE THE SALE OF A SMALL PARCEL OF LAND BEING ABOUT 0.196 +/- ACRES LOCATED IN THE 14TH CIVIL DISTRICT   | APPROVED<br>2/20/20                |
| #3  | RESOLUTION UPDATING THE PROPERTY MAINTENANCE CODE FOR SULLIVAN COUNTY FROM THE 2006 EDITION TO THE 2018 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE ESTABLISHING MINIMUM MAINTENANCE STANDARDS FOR EXTERIOR STRUCTURE AREAS, EXTERIOR PROPERTY AREAS, BASIC EQUIPMENT, LIGHT, VENTILATION, HEATING, SANITATION AND FIRE STATION IN THE UNINCORPORATED AREAS OF SULLIVAN COUNTY, AND THE RESPONSIBILITY IS FIXED AMONG OWNERS, OPERATORS AND OCCUPANTS FOR CODE COMPLIANCE, AND PROVIDING FOR THE ISSUANCE OF PERMITS, ENFORCEMENT OF THE CODE, IMPOSITION OF FINES AND PENALTIES, COLLECTION OF FEES, AND ALL THINGS NECESSARY TO THE ENFORCEMENT THEREOF. | APPROVED<br>2/20/20                |
| #4  | RESOLUTION TO CALL FOR A REFERENDUM OF THE QUALIFIED VOTERS IN COUNTY AREAS OF SULLIVAN COUNTY, TENNESSEE, AND IN ACCORDANCE WITH TENNESSEE CODE ANNOTATED, SECTION 57-4-103, PERMITTING AND LEGALIZING THE SALE OF LIQUOR BY THE DRINK WITHIN THE COUNTY AREAS OF SULLIVAN COUNTY.   | APPROVED<br>2/20/20                |
| #5  | RESOLUTION TO RECEIVE AND DISTRIBUTE PAYMENT OF \$62,500 FROM THE SULLIVAN COUNTY 911 EMERGENCY COMMUNICATIONS BOARD FOR ACCESS TO THE SULLIVAN COUNTY 800 MHZ RADIO SYSTEM RECORDING DEVICE.   | APPROVED<br>2/20/20                |
| #6  | RESOLUTION TO RENAME PORTION OF REEDY CREEK ROAD TO HOOKER ROAD IN THE 6 <sup>TH</sup> COMMISSION DISTRICT.   | APPROVED<br>2/20/20                |
| #7  | RESOLUTION TO APPLY, ACCEPT AND APPROPRIATE FUNDS FROM THE TOP GRANT FROM THE TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT GRANT BEGINNING MARCH 1, 2020.   | APPROVED<br>2/20/20                |
| #8  | RESOLUTION TO ACCEPT AND APPROPRIATE FUNDS FROM THE TENNESSEE HISTORICAL RECORDS ADVISORY BOARD IN THE AMOUNT OF \$2,000 FOR THE DEPARTMENT OF ARCHIVES AND TOURISM.  | APPROVED<br>2/20/20                |
| #9  | RESOLUTION TO ACCEPT AND APPROPRIATE FUNDS FOR THE MIDDLE SCHOOL STEM START-UP GRANT.   | APPROVED<br>2/20/20                |
| #10 | RESOLUTION TO ACCEPT AN OFFER MADE ON COUNTY OWNED DELINQUENT TAX PROPERTY IN THE 10 <sup>TH</sup> CIVIL DISTRICT.  | APPROVED<br>2/20/20                |
| #11 | RESOLUTION TO ADOPT THE COUNTY FINANCIAL MANAGEMENT SYSTEM OF 1981 ORGANIZATION OPTION II, OPTIONAL PURCHASING DEPARTMENT.  | 1 <sup>ST</sup> READING<br>2/20/20 |
| #12 | RESOLUTION FOR THE BOARD OF COMMISSIONERS TO EXTEND THE TIME-FRAME FOR THE AGREEMENT RELATED TO CONSTRUCTION OF TRUNK LINES.  | 1 <sup>ST</sup> READING<br>2/20/20 |
| #13 | RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY PRUCHASING AGENT TO ENTER INTO AN AGREEMENT WITH GUARDIAN RFID IN MAPLE GROVE, MN TO DELIVER A WIDE RANGE OF INMATE MANAGEMENT, MONITORING, AND TRACKING SOLUTIONS FOR THE SULLIVAN COUNTY SHERIFF'S OFFICE CORRECTIONS DIVISION WITH A SYSTEM OF HARDWARE, SOFTWARE, AND SUPPORT SERVICES PLATFORM, AND TO APPROVE THE PURCHASE OF MATTRESSES, COMPUTERS, AND CLEANING EQUIPMENT & PRODUCTS USING SECURUS TECH GRANT FUNDS.  | APPROVED<br>2/20/20                |
| #14 | RESOLUTION TO APPROPRIATE FUNDS IN THE AMOUNT OF \$475,000 FROM ACCOUNT 34715 PGM 175 FOR THE PURCHASE OF A BUILDING ON CLAY  | APPROVED<br>2/20/20                |

**RESOLUTIONS ON DOCKET FOR FEBRUARY 20, 2020**

054

**RESOLUTIONS**

|  |   |  |
|--|---|--|
|  | STREET FOR THE COUNTY CLERK TO PROVIDE ENHANCED SERVICES TO RESIDENTS IN THE KINGSPORT AREA |  |
|--|---|--|

## Agenda subject voting report

055

Meeting name

Sullivan County Commission Feb 2020

2/20/2020

1 Commission Called to Order by Sheriff Jeff Cassidy Chairman, Mayor Richard S. Venable presiding

**Description**

Sullivan County Commission

Meeting in Regular Session

Thursday, February 20, 2020

6:00 p.m.

Invocation by Jasmine Schmidt

Pledge to the American Flag

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 6:03:46 PM  
**Voting stop time** 6:04:13 PM  
**Voting configuration** Roll Call - Attendances  
**Voting mode** Open  
**Vote result**

|               |    |
|---------------|----|
| Present       | 22 |
| Total Present | 22 |
| Total Seats   | 28 |
| Absent        | 2  |

**Group voting result**

| Group               | Yes       | Absent   |
|---------------------|-----------|----------|
| No group            | 22        | 0        |
| <b>Total result</b> | <b>22</b> | <b>0</b> |

**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   |        |
| Herron, Joe ()       | X   |        |
| Hutton, Mark ()      | X   |        |
| Jones, Sam ()        | X   |        |
| King, Dwight ()      |     | X      |

Agenda subject voting report

056

Meeting name

Sullivan County Commission Feb 2020

2/20/2020

| Name               | Yes | Absent |
|--------------------|-----|--------|
| Leonard, Tony ()   | X   |        |
| Locke, Hunter ()   |     | X      |
| Morrell, Randy ()  | X   |        |
| Stanley, Angie ()  | X   |        |
| Starnes, Alicia () | X   |        |
| Stidham, Gary ()   | X   |        |
| Vance, Mark ()     | X   |        |
| Woods, Doug ()     | X   |        |

*Sullivan County*  
*Board of County Commissioners*  
*240<sup>th</sup> Annual Session*

Thursday, February 20, 2020

6:00 p.m.

\* \* \* \* \*

**AGENDA FOR REGULAR SESSION**

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



## **RESOLUTIONS**

### **ZONING**

Item # 1 Resolution No. 2020-02-01

Sponsors: Calton/ Gardner

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

Zoning Amendments presented by

### **OLD BUSINESS**

Item # 2 Resolution No. 2019-10-93

Sponsors: Stanley/ King

RESOLUTION TO APPROVE THE SALE OF A SMALL PARCEL OF LAND BEING ABOUT 0.196 +/- ACRES LOCATED IN THE 14<sup>TH</sup> CIVIL DISTRICT

Item 3 Resolution No. 2020-01-03

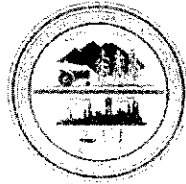
Sponsors: Calton/ Gardner

RESOLUTION updating the Property Maintenance Code for Sullivan County from the 2006 edition to the 2018 edition of the International Property Maintenance Code establishing minimum maintenance standards for exterior structure areas, exterior property areas, basic equipment, light, ventilation, heating, sanitation and fire safety in the unincorporated areas of Sullivan County, and the responsibility is fixed among owners, operators and occupants for code compliance, and providing for the issuance of permits, enforcement of this Code, imposition of fines and penalties, collection of fees, and all things necessary to the enforcement thereof

Item 4 Resolution No. 2020-01-09

Sponsors: Glover/Crosswhite

RESOLUTION TO CALL FOR A REFERENDUM OF THE QUALIFIED VOTERS IN COUNTY AREAS OF SULLIVAN COUNTY, TENNESSEE, AND IN ACCORDANCE WITH TENNESSEE CODE ANNOTATED, SECTION 57-4-103, PERMITTING AND LEGALIZING THE SALE OF LIQUOR BY THE DRINK WITHIN THE COUNTY AREAS OF SULLIVAN COUNTY

**NEW BUSINESS**

Item 5 Resolution No. 2020-02-10

Sponsors: Calton/ Locke

RESOLUTION TO Receive and Distribute payment of \$62,500 from the Sullivan County 911 Emergency Communications Board for access to the Sullivan County 800 MHz Radio System Recording device

Item 6 Resolution No. 2020-02-11

Sponsors: Harkleroad/ Broughton

RESOLUTION TO RENAME PORTION OF REEDY CREEK ROAD TO HOOKER ROAD IN THE 6TH COMMISSION DISTRICT

Item 7 Resolution No. 2020-02-12

Sponsors: Cross/ Cole

RESOLUTION TO APPLY, ACCEPT AND APPROPRIATE FUNDS FROM THE TOP GRANT FROM THE TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT GRANT BEGINNING MARCH 1, 2020

Item 8 Resolution No. 2020-02-13

Sponsors: Crosswhite/ Blalock

RESOLUTION TO ACCEPT AND APPROPRIATE FUNDS FROM THE TENNESSEE HISTORICAL RECORDS ADVISORY BOARD IN THE AMOUNT OF \$2,000 FOR THE DEPARTMENT OF ARCHIVES AND TOURISM

Item 9 Resolution No. 2020-02-14

Sponsors: Vance/ Morrell

RESOLUTION to Accept and Appropriate Funds for the Middle School STEM Start-Up Grant

Item 10 Resolution No. 2020-02-15

Sponsors: Crawford/ Calton

RESOLUTION TO ACCEPT AN OFFER MADE ON COUNTY OWNED DELINQUENT TAX PROPERTY IN THE 10th CIVIL DISTRICT

Item 11 Resolution No. 2020-02-16

Sponsors: Glover/ Crosswhite

RESOLUTION TO ADOPT THE COUNTY FINANCIAL MANAGEMENT SYSTEM OF 1981, ORGANIZATION OPTION II, Optional Purchasing Department





Item 12 Resolution No. 2020-02-17

Sponsors: Hutton/ Akard

Resolution for the Board of Commissioners to Extend the Time-Frame for the Agreement Related to Construction of Trunk Lines

Item 13 Resolution No. 2020-02-18

Sponsors: Vance/ Gardner

RESOLUTION To Authorize the Sullivan County Purchasing Agent to enter into an agreement with Guardian RFID in Maple Grove, MN to deliver a wide range of Inmate Management, Monitoring, and Tracking solutions for the Sullivan County Sheriff's Office Corrections Division with a system of hardware, software, and support services platform, and To Approve the purchase of Mattresses, Computers, and Cleaning Equipment & Products using Securus Tech Grant Funds

Item 14 Resolution No. 2020-02-19

Sponsors: Vance/ Jones

RESOLUTION TO APPROPRIATE FUNDS IN THE AMOUNT OF \$475,000 FROM ACCOUNT 52500 PGM 175 FOR THE PURCHASE OF A BUILDING ON CLAY STREET FOR THE COUNTY CLERK TO PROVIDE ENHANCED SERVICES TO RESIDENTS IN THE KINGSPORT AREA

SULLIVAN COUNTY BOARD OF COMMISSIONERS  
Regular Session  
PUBLIC COMMENT  
February 20, 2020

PLEASE PRINT

|    | Name             | Street Address          | City               |
|----|------------------|-------------------------|--------------------|
| 1  | Stella Robi,ette |                         |                    |
| 2  | Rodney Rodgett   | 1125 Gortmans Shoals Rd | Brentwood TN 37017 |
| 3  |                  |                         |                    |
| 4  |                  |                         |                    |
| 5  |                  |                         |                    |
| 6  |                  |                         |                    |
| 7  |                  |                         |                    |
| 8  |                  |                         |                    |
| 9  |                  |                         |                    |
| 10 |                  |                         |                    |

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 February 20, 2020

|                        |                         |
|------------------------|-------------------------|
| CHRISTIE LEA ANN BAKER | AMBREA NICOLE JOHNSON   |
| CANDI DENISE BLAIR     | BRANDY JONES            |
| RICKY L BOTT           | RILEY M. KENDALL        |
| SARAH BETH BROWN       | KASEY JORDAN MARION     |
| JESSE J. CAMPBELL      | RON W MATHEWS           |
| SARAH CARTY            | COURTNEY ANNE MAUK      |
| CINDY LEIGH CARVER     | R. LEE MCVEY II         |
| TODD CASSIDY           | SARAH E. MORRIS         |
| ANGELA M CHRISTIAN     | KARI D MULLINS          |
| MICHELE LOUISE COLE    | CHARITY D MURPHY        |
| LISA CONANT            | WILMA GAY OWENS         |
| ANGELA RUTHERFORD COOK | JASON B PHILLIPS        |
| MORGEN NICOLE CRAWFORD | PEARLY MAE PRICE        |
| JEREMY L. CULBERTSON   | SHELLY RAINES           |
| ASHLEY LEE DAVIS       | MICHELLE LEIGH SHANKLE  |
| NICOLE JODI DORSEY     | LAUREN MACKENZIE SMITH  |
| FELICIA FREEMAN        | ALEXANDER BLAKE SPIVEY  |
| KATHY D. GRILLS        | PEGGY OLIVIA SUTHERLAND |
| DONNA HAMMOCK          | LANDON ISAAC TEASTER    |
| PEGGY LYN HARLESS      | CHARITY S THOMAS        |
| SELENA FRANCES HARMON  | ANGELA ARNOLD TOWNSEND  |
| HEATHER L HAYES        | HEATHER R. TRANBARGER   |
| BEVERLY HOOVEN         | LESLIE R VANDYKE        |
| TIMOTHY HUDSON         | SHARON R WALLACE        |
| LAUREN HUGHES          | SHIRLEY P. WALTERS      |
| ALISON HUNLEY          | CYNTHIA RACHELLE WELCH  |
| BRENDA KAY JACKSON     | ALLISON WHITE           |
| ALLAN JAGELS           | CYNTHIA M WILSON        |

PERSONAL SURETY  
 61310913N00

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

23 YES 1 ABSENT

STATE OF TENNESSEE  
COUNTY OF SULLIVAN

APPROVAL OF NOTARY

SURETY BONDS

February 20, 2020

**Name of Notary**

**Personal Surety**

**Personal Surety**

**Doris M Johnson**

John W Trent

Ronald T Puckett

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

**23 YES 1 ABSENT**

## Agenda subject voting report

064

Meeting name

Sullivan County Commission Feb 2020

2/20/2020

7 Approval of Notary Publics  
Vote

**Description** February 2020 Applicants  
**Chairman** Venable, Richard

**Total vote result**

**Voting start time** 6:14:17 PM  
**Voting stop time** 6:14:34 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        |
| <b>Total result</b> | <b>23</b> | <b>0</b> |

**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   |         |    |        |
| Herron, Joe ()       | X   |         |    |        |
| Hutton, Mark ()      | X   |         |    |        |
| Jones, Sam ()        | X   |         |    |        |
| King, Dwight ()      | X   |         |    |        |
| Leonard, Tony ()     | X   |         |    |        |
| Locke, Hunter ()     |     |         |    | X      |
| Morrell, Randy ()    | X   |         |    |        |
| Stanley, Angie ()    | X   |         |    |        |
| Starnes, Alicia ()   | X   |         |    |        |
| Stidham, Gary ()     | X   |         |    |        |
| Vance, Mark ()       | X   |         |    |        |
| Woods, Doug ()       | X   |         |    |        |

### Zoning Resolution (Code) Minor Amendments:

**#1 To Create an A-5 Zoning District Classification** allowing a new district with a minimum of five acres. This amendment to create a new zoning district will affect a few paragraphs in Article III (chapter 3) as follows:

To create paragraph 3-101.2 part 9 – District Purpose

To include a new column called A-5 in Table 3-103; Table 3-103A, Table 3-103B and create Table 3-103C

APPROVED 02/20/20 23 Yes, 1 Absent

**#2 To Amend the Residential Accessory Structure Guidelines by Zoning District** rather than a “one-size fits all” as amended in Table 3-103C

APPROVED 02/20/20 23 Yes, 1 Absent

**#3 To Amend Article IX (chapter 9) Sign Regulations** to add paragraph 9-112 to allow for certain types of Freestanding Residential Signs, such as Subdivision Entrance Signs.

APPROVED 02/20/20 22 Yes, 1 Abstain, 1 Absent

**See attached specific pages as it will appear in the Zoning Code – changes are highlighted in yellow**

Agenda subject voting report

Meeting name

Sullivan County Commission Feb 2020

2/20/2020

11 Amendment # 1  
Vote

Description

To Create an A-5 Zoning District

Classification allowing a new district with a minimum of five acres.

Chairman

Venable, Richard

Total vote result

Voting start time 6:39:09 PM

Voting stop time 6:39:25 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        |
| <b>Total result</b> | <b>23</b> | <b>0</b> |

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   |         |    |        |
| Herron, Joe ()       | X   |         |    |        |
| Hutton, Mark ()      | X   |         |    |        |
| Jones, Sam ()        | X   |         |    |        |
| King, Dwight ()      | X   |         |    |        |
| Leonard, Tony ()     | X   |         |    |        |
| Locke, Hunter ()     |     |         |    | X      |
| Morrell, Randy ()    | X   |         |    |        |
| Stanley, Angie ()    | X   |         |    |        |
| Starnes, Alicia ()   | X   |         |    |        |
| Stidham, Gary ()     | X   |         |    |        |
| Vance, Mark ()       | X   |         |    |        |
| Woods, Doug ()       | X   |         |    |        |

## Agenda subject voting report

067

Meeting name

Sullivan County Commission Feb 2020

2/20/2020

12 Amendment # 2  
Vote

**Description**

To Amend the Residential Accessory Structure Guidelines by Zoning District

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 6:40:08 PM  
**Voting stop time** 6:40:32 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        |
| <b>Total result</b> | <b>23</b> | <b>0</b> |

**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   |         |    |        |
| Herron, Joe ()       | X   |         |    |        |
| Hutton, Mark ()      | X   |         |    |        |
| Jones, Sam ()        | X   |         |    |        |
| King, Dwight ()      | X   |         |    |        |
| Leonard, Tony ()     | X   |         |    |        |
| Locke, Hunter ()     |     |         |    | X      |
| Morrell, Randy ()    | X   |         |    |        |
| Stanley, Angie ()    | X   |         |    |        |
| Starnes, Alicia ()   | X   |         |    |        |
| Stidham, Gary ()     | X   |         |    |        |
| Vance, Mark ()       | X   |         |    |        |
| Woods, Doug ()       | X   |         |    |        |



## Agenda subject voting report

068

Meeting name

Sullivan County Commission Feb 2020

2/20/2020

13 Amendment # 3  
Vote

**Description**

To Amend Article IX (Chapter 9) Sign Regulations

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 6:45:39 PM  
**Voting stop time** 6:46:01 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

|               |    |
|---------------|----|
| Yes           | 22 |
| Abstain       | 1  |
| No            | 0  |
| Total Present | 23 |
| Absent        | 1  |

**Group voting result**

| Group               | Yes       | Abstain  | Absent   |
|---------------------|-----------|----------|----------|
| No group            | 22        | 1        | 0        |
| <b>Total result</b> | <b>22</b> | <b>1</b> | <b>0</b> |

**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   |         |    |        |
| Herron, Joe ()       | X   |         |    |        |
| Hutton, Mark ()      | X   |         |    |        |
| Jones, Sam ()        | X   |         |    |        |
| King, Dwight ()      | X   |         |    |        |
| Leonard, Tony ()     | X   |         |    |        |
| Locke, Hunter ()     |     |         |    | X      |
| Morrell, Randy ()    | 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, February 20, 2020 at 6:00 P.M. in the Sullivan County Courthouse, Blountville, TN to consider amending two chapters of the Sullivan County Zoning Resolution: 1) Article III – Agricultural and Residential District Regulations to create an A-5 Zoning District; to amend Table 3-103A, Table 3-103B and Table 3-103C respectively to include the new A-5 Zoning Classification; and further amend the Accessory Structure Code; and 2) Amend Article IX, Sign Regulations, to add Article 9-112 to allow for various types of Freestanding Signs within Agricultural and Residential Zones. For further information contact the Sullivan County Planning & Codes Department at 423.323.6440 or email [planning@sullivancountyttn.gov](mailto:planning@sullivancountyttn.gov)

with supplemental provisions and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.

6. R-3A (High-Density/Multi-Family) & R-3B (High-Density/Single-Family i.e. Condo, Patio Homes)- These districts are designed to provide suitable areas for single-family, two-family and multi-family residential development within areas that are predominantly located at crossroads and along major transportation routes. Residential developments will consist of single-family, two-family dwellings, patio homes, condominiums, townhouses or apartments, and other structures as are accessory, thereto. **Rental dwellings, such as apartments, duplexes, and townhouses shall not be permitted in R-3B districts.** The R-3A district allows for high-density single-family and/or multi-family dwellings whereas the R-3B district only allows for high-density single-family dwellings. The level of water service available within these districts shall be adequate to provide potable water and fire protection. These districts also include community facilities, public utilities, and open uses that serve specifically the residents of these districts without creating objectionable or undesirable influences upon residential developments. Further, it is the intent of this resolution that these districts be located so that the provision of appropriate urban services can be physically and economically facilitated. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, with supplemental provisions, and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.
7. R-3. Manufactured Residential Dwelling Park District - The R-3 Districts are designed to provide suitable areas for manufactured home parks where sufficient urban facilities, **specifically including public water service, public sewer service and transportation systems adequate to accommodate these higher population densities** as specifically reviewed and approved by the Regional Planning Commission. These districts also permit community facilities, public utilities, and open uses which serve specifically the residents of these districts, or that are benefited by an urban residential environment without creating objectionable or undesirable influences upon residential developments. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, supplemental provisions, and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.
8. OSRD, Open Space Residential Development - Alternative Residential Development Provisions - The purpose of these provisions is to provide for alternative techniques in developing residential neighborhoods where land is not otherwise suitable for conventional development patterns. The Planning Commission shall approve the concept during the subdivision platting approval process. These provisions shall not be considered a zoning classification or district in that the overall density of the particular residential zone shall be maintained and the permitted land uses shall not be altered. The OSRD development technique may be utilized in A-2, A-1, AR, R-1, R-2, R-2A, R-3A, R-3B or PUD districts only. The OSRD development technique shall be encouraged when there are steep slopes, wooded terrain, land prone to flooding or other sensitive topographical constraints to ensure protection thereof while not hindering residential growth. The OSRD development provisions shall provide for all other zoning restrictions applicable for that zone. The OSRD development technique may also be utilized for private or "gated communities," however all private roads shall be approved during the platting process by the Regional Planning Commission pursuant to the applicable Subdivision Regulations.
9. A-5. Large Tract Rural Residential and General Agricultural District - The purpose of this district is to preserve small working farm tracts and low density residential so as to protect natural resources and conserve lands not suitable for higher density development. These districts are primarily designed to provide suitable areas for the growing of crops, animal husbandry, dairying, forestry, and other similar agricultural activities, which generally occur and characterize rural rather than urban areas. These districts are designed, furthermore, to provide for very low-density residential development generally on unsubdivided tracts of land. In addition, these districts may include areas and lands not suited by reason of soil, geologic, topographic, or other limitations for development. These districts shall also provide for single-family residential detached dwellings, residential accessory structures and customary home occupations that do not require public infrastructure improvements. These special districts should be given priority in the designated Rural Area on the adopted county-wide Growth Plan. (proposed amendment 2020).

TABLE 3-102A  
USES AND STRUCTURES ALLOWABLE WITHIN  
AGRICULTURAL AND RESIDENTIAL DISTRICTS

| PRINCIPAL USES AND ACTIVITIES   | A-5 and A-2/A-1 | AR  | R-1 | R-2/R-2A | R-3A/R-3B | R-3 |
|---|-----------------|-----|-----|----------|-----------|-----|
| <b>I. RESIDENTIAL ACTIVITIES</b>  |                 |     |     |          |           |     |
| <b>A. Permanent</b>   |                 |     |     |          |           |     |
| 1. Single-Family Detached Dwelling  | P               | P   | P   | P        | P/P       | P   |
| 2. Duplex Dwelling  | X               | X   | X   | P        | P/X       | X   |
| 3. Single-Family Attached (condominiums)  | X               | X   | X   | X        | SUP*      | SUP |
| 4. Multi-Family (apartments and townhouses)   | X               | X   | X   | X        | SUP/X     | SUP |
| 5. Manufactured Home (singlewide mobile home)   | Farm /P         | P   | X   | P/X      | X         | P   |
| 6. Manufactured Home Park (2 or more singlewides)   | X               | X   | X   | X        | X         | PC  |
| 7. Open Space Residential Development Plan  | X               | PC  | PC  | PC       | PC        | X   |
| <i>* R-3B Districts shall only allow single-family attached and single-family detached homes on an owner-occupied basis.</i>  |                 |     |     |          |           |     |
| <b>B. Semi-Transient</b>  |                 |     |     |          |           |     |
| 1. Lodging House  | X               | X   | X   | X        | X         | X   |
| 2. Boarding House   | X               | X   | X   | X        | X         | X   |
| <b>II. COMMUNITY FACILITIES ACTIVITIES</b>  |                 |     |     |          |           |     |
| <b>A. Administrative Services</b>   |                 |     |     |          |           |     |
| 1. Government Offices   | P               | P   | P   | P        | P         | P   |
| 2. Civil Defense Facilities   | P               | P   | P   | P        | P         | P   |
| 3. Court Buildings  | P               | P   | P   | P        | P         | P   |
| 4. Fire Department Facilities   | P               | P   | P   | P        | P         | P   |
| 5. Police Department Facilities   | P               | P   | P   | P        | P         | P   |
| 6. Post Offices   | P               | P   | P   | P        | P         | P   |
| <b>B. Child Care Facilities (5 or more unrelated children)</b>  |                 |     |     |          |           |     |
| 1. Childcare Center (13+)   | X               | X   | X   | X        | PC        | X   |
| 2. Family Childcare Home (5-7 -see accessory use)   | X               | SUP | X   | SUP      | SUP       | X   |
| 3. Group Childcare Home (8-12, accessory use)   | X               | SUP | X   | X        | X         | X   |
| <b>C. Community Assembly</b>  |                 |     |     |          |           |     |
| 1. Civic, Social, Fraternal and Philanthropic   | SUP             | SUP | BZA | BZA      | BZA       | SUP |
| 2. Private (nonprofit) Clubs, Lodges, Meeting Halls, and Community Centers  | SUP             | SUP | BZA | BZA      | BZA       | SUP |
| <b>D. Cultural and Recreational Services</b> <i>(This section applies to all community services and centers that are non-commercial and owned/managed by a governmental entity, religious organization or other Not-For-Profit agency/HOA) Amended 09 17 07</i> |                 |     |     |          |           |     |
| 1. Art Galleries (noncommercial)  | X               | X   | X   | X        | X         | X   |
| 2. Athletic Associations  | X               | X   | X   | X        | X         | X   |
| 3. Libraries (Public/Non-Profit)  | P               | P   | P   | P        | P         | X   |
| 4. Museums  | P               | P   | X   | X        | X         | X   |
| 5. Parks, Playgrounds and Playfields  | SUP             | SUP | SUP | SUP      | SUP       | X   |
| 6. Planetariums and Aquariums   | SUP             | SUP | X   | X        | X         | X   |
| 7. Recreation Centers and Gymnasiums (nonprofit)  | X               | P   | X   | X        | X         | X   |
| 8. Camp Grounds (non-profit)  | X               | PC  | X   | X        | X         | X   |
| 9. Swimming Pools, Marinas, and Beaches   | SUP             | SUP | SUP | SUP      | SUP       | SUP |
| 10. Yachting Clubs (private)  | SUP             | SUP | SUP | SUP      | SUP       | X   |
| 11. Zoological and Botanical Gardens (noncommercial)  | SUP             | SUP | SUP | X        | X         | X   |
| 12. Other Light Recreational Seasonal Uses  | X/SUP           | SUP | X   | X        | X         | X   |
| <b>E. Educational Facilities</b>  |                 |     |     |          |           |     |
| 1. Public, Parochial and Private Kindergartens, Primary and Secondary Schools   | P               | P   | P   | P        | P         | P   |

TABLE 3-102A (continued)  
 USES AND STRUCTURES ALLOWABLE WITHIN  
 AGRICULTURAL AND RESIDENTIAL DISTRICTS

| USES Cont.   | A-5 & A-2/A-1 | AR  | R-1 | R-2/R-2A | R-3A/R-3B | R-3 |
|--|---------------|-----|-----|----------|-----------|-----|
| <b>F. Essential Public Transport, Utility and Communication</b>  |               |     |     |          |           |     |
| 1. Electrical and Gas Substations  | P             | P   | P   | P        | P         | P   |
| 2. Pumping Facilities for Water and Sewer Systems  | P             | P   | P   | P        | P         | P   |
| 3. Rights-of-Way for All Modes of Transportation   | P             | P   | P   | P        | P         | P   |
| 4. Sewage Collection Lines   | P             | P   | P   | P        | P         | P   |
| <b>G. Extensive Impact Facilities</b>  |               |     |     |          |           |     |
| 1. Airports, Air Cargo Terminals, Heliports, Helistops and Any Other Aeronautical Device                               | X/PC          | PC  | X   | X        | X         | X   |
| 2. Electricity Generating Facilities   | P             | P   | P   | P        | P         | P   |
| 3. Garbage Dumps, Including Sanitary Landfills   | X             | X   | X   | X        | X         | X   |
| 4. Major Petroleum and Natural Gas Transmission Lines and Facilities   | X             | X   | X   | X        | X         | X   |
| 5. Marine Terminals  | X             | X   | X   | X        | X         | X   |
| 6. Military Bases and Reservations   | X             | X   | X   | X        | X         | X   |
| 7. Railroad, Bus and Transit Terminals   | X             | X   | X   | X        | X         | X   |
| 8. Railroad Yards and Other Transportation Equipment Marshaling and Storage Yards                                      | X             | X   | X   | X        | X         | X   |
| 9. Water and Sewage Treatment Plants   | X             | X   | X   | X        | X         | X   |
| <b>H. Health Care Facilities</b>   |               |     |     |          |           |     |
| 1. Center for Observation and Rehabilitation   | X             | X   | X   | X        | X         | X   |
| 2. Hospitals   | X             | X   | X   | X        | X         | X   |
| 3. Medical Clinics   | X             | X   | X   | X        | X         | X   |
| <b>I. Intermediate Impact Facilities</b>   |               |     |     |          |           |     |
| 1. Cemeteries, Columbariums and Mausoleums   | P             | P   | P   | P        | P         | P   |
| 2. Colleges, Junior Colleges and Universities (excluding for profit business & technical schools)                      | X             | X   | X   | X        | X         | X   |
| 3. Marinas and Yacht Clubs (non-profit)  | X             | X   | X   | X        | X         | X   |
| 4. Electrical and Gas Substations  | P             | P   | P   | P        | P         | P   |
| 5. Golf Courses  | PC            | PC  | PC  | PC       | PC        | X   |
| 6. Major Mail Processing Centers   | X             | X   | X   | X        | X         | X   |
| 7. Radio, Telephone and Television Towers and Transmission Facilities  | PC            | PC  | PC  | PC       | PC        | PC  |
| 8. Water Storage Tanks and Facilities  | P             | P   | P   | P        | P         | P   |
| <b>J. Religious Assembly Facilities</b>  |               |     |     |          |           |     |
| 1. Chapels, Churches, Convents, Monasteries, Sanctuaries, Synagogues, Temples and other religious accessory facilities | SUP           | SUP | SUP | SUP      | SUP       | SUP |
| <b>III. Commercial/Recreational - Limited - Amended 09 17 07</b>   |               |     |     |          |           |     |
| <b>A. Group Assembly and Commercial Outdoor Recreational Facilities - Limited Uses</b>                                 |               |     |     |          |           |     |
| 1. Commercial Campgrounds - RVs, Cabins, Campsites   | X             | PC  | X   | X        | X         | X   |
| 2. Commercial Golf Courses and accessory uses  | P             | P   | P   | P        | P         | P   |
| 3. Commercial Boat Docks, Marinas, and Boat Rental   | X             | PC  | X   | X        | X         | X   |
| <b>B. Recreational Sport Shooting Range Facilities</b>   |               |     |     |          |           |     |
| Indoor and Outdoor Amended 03/15/10  | X             | PC  | X   | X        | X         | X   |

TABLE 3-102A (continued)  
 USES AND STRUCTURES ALLOWABLE WITHIN  
 AGRICULTURAL AND RESIDENTIAL DISTRICTS

| USES Cont.  | DISTRICTS     |     |     |          |           |     |
|---|---------------|-----|-----|----------|-----------|-----|
|   | A-5 & A-2/A-1 | AR  | R-1 | R-2/R-2A | R-3A/R-3B | R-3 |
| <b>K. Special Institutional Care Facilities</b>   |               |     |     |          |           |     |
| 1. Detention and/or Correctional Institutions   | X             | BZA | X   | X        | X         | X   |
| 2. Drug and Alcohol Rehabilitation Facilities   | X             | BZA | X   | X        | X         | X   |
| 3. Institutional Care Facilities (including all types of asylums for the psychotic or insane) | X             | X   | X   | X        | X         | X   |
| 4. Half-way Houses (serving convicted felons and substance abusers)                           | X             | X   | X   | X        | X         | X   |
| <b>L. Special Personal and Group Care Facilities</b>  |               |     |     |          |           |     |
| 1. Assisted Living Facilities for Elderly or Handicapped Persons                              | X             | SUP | X   | X        | SUP       | SUP |
| 2. Convalescent Homes   | X             | SUP | X   | X        | X         | X   |
| 3. Day Care Facilities for Elderly Persons  | X             | SUP | X   | X        | X         | X   |
| 4. Family Care Facilities (5 to 7 unrelated adults)   | X             | SUP | X   | SUP      | SUP       | SUP |
| 5. Group Care Facilities (8 to 12 unrelated adults)   | X             | SUP | X   | X        | X         | X   |
| 6. Nursing Homes  | X             | X   | X   | X        | X         | X   |
| <b>IV. AGRICULTURAL AND EXTRACTIVE ACTIVITIES</b>   |               |     |     |          |           |     |
| <b>A. Agriculture - General</b>   | P             | P   | P   | P        | P         | P   |
| <b>B. Agriculture - Intensive</b>   | P             | P   | X   | X        | X         | X   |
| <b>C. Agricultural Services</b>   |               |     |     |          |           |     |
| 1. Crop Drying, Storage and Processing Services   | P             | P   | P   | P        | P         | P   |
| 2. Crop Planting, Cultivation and Protection Services   | P             | P   | P   | P        | P         | P   |
| 3. Horticultural Services   | P             | P   | P   | P        | P         | P   |
| 4. Livery Stables and Horse Boarding Services   | P             | P   | P   | P        | P         | P   |
| 4. Soil Preparation Services  | P             | P   | P   | P        | P         | P   |
| 5. Veterinary Services for Livestock  | P             | P   | X   | X        | X         | X   |
| <b>D. Mining and Quarrying</b>  |               |     |     |          |           |     |
| 1. Borrow Pits Involving Soil Extraction and Off-Site Use                                     | X             | X   | X   | X        | X         | X   |
| 2. Chemical Fertilizer and Non-metallic Mineral Mining  | X             | X   | X   | X        | X         | X   |
| 3. Clay, Ceramic and Refractory Materials Mining  | X             | X   | X   | X        | X         | X   |
| 4. Coal Mining  | X             | X   | X   | X        | X         | X   |
| 5. Crude petroleum and Natural Gas Production   | X             | X   | X   | X        | X         | X   |
| 6. Metal Ore and Mineral Mining   | X             | X   | X   | X        | X         | X   |
| 7. Sand and Gravel Quarrying  | X             | X   | X   | X        | X         | X   |
| 8. Stone Quarrying  | X             | X   | X   | X        | X         | X   |
| <b>E. Plant and Forest Nurseries</b>  |               |     |     |          |           |     |
| 1. Forest Nursery   | P             | P   | P   | P        | P         | P   |
| 2. Landscape/Accessory Hardscape/Aquascape Business   | SUP           | P   | X   | X        | X         | X   |
| 3. Plant Nursery - Wholesale/Accessory Retail   | P             | P   | P   | P        | P         | P   |
| 4. Sod Farming  | P             | P   | P   | P        | P         | P   |

**TABLE 3-102A (continued)  
USES AND STRUCTURES ALLOWABLE WITHIN  
AGRICULTURAL AND RESIDENTIAL DISTRICTS**

| USES Cont.   | DISTRICTS     |     |     |          |           |     |
|--|---------------|-----|-----|----------|-----------|-----|
|  | A-8 & A-2/A-1 | AR  | R-1 | R-2/R-2A | R-3A/R-3B | R-3 |
| <b>ACCESSORY USES AND ACTIVITIES</b>   |               |     |     |          |           |     |
| Accessory Apartment (amended 2018)   | SUP           | SUP | SUP | SUP      | X         | X   |
| Accessory Cargo Shipping Containers (Adaptive Reuse of Steel)  | X/BZA*        | X   | X   | X        | X         | X   |
| Accessory Forest Operations  | PC            | PC  | X   | X        | X         | X   |
| Accessory Plant Raising and Animal Care  | P             | P   | SUP | SUP      | SUP       | SUP |
| Bed and Breakfast Homestay (Home Occupation – 1 to 3 rooms)  | BZA           | BZA | X   | X        | BZA       | X   |
| Bed and Breakfast Inn (4 to 12 rooms)  | BZA           | BZA | X   | X        | BZA       | X   |
| Columbarium/Mausoleum  | SUP           | SUP | X   | X        | X         | X   |
| Farm Employee Housing  | SUP           | SUP | X   | X        | X         | X   |
| Family Child Care Facility (Major Home Occ./Accessory Use)   | SUP           | SUP | X   | SUP      | SUP       | X   |
| Group Child Care Facility (Major Home Occ./Accessory Use)  | SUP           | SUP | X   | X        | X         | X   |
| Home Occupations (Minor and Major) see appendix for SUP  | SUP           | SUP | SUP | SUP      | SUP       | SUP |
| In-Home Day Care (Minor Home Occupation – less than 4 unrelated children)  | SUP           | SUP | SUP | SUP      | SUP       | SUP |
| Off-Street Parking (depends on road classification and HOA's)  | X             | P   | P   | P        | P         | P   |
| Parents Day Out  | SUP           | SUP | SUP | SUP      | SUP       | SUP |
| Private Recreation Facilities  | P             | P   | P   | P        | P         | P   |
| Special Public Event on Private Property   | BZA           | BZA | BZA | BZA      | X         | X   |
| <b>KEY TO INTERPRETING USE CLASSIFICATIONS</b>   |               |     |     |          |           |     |
| X = Specifically not permitted.      P = Use Permitted by Right Within the District.      SUP = Principal Use Permitted with Supplemental Provisions.<br>BZA = Subject to approval by the Board of Zoning Appeals      PC = subject to the Regional Planning Commission approval of site plan.<br>* See Supplemental Design Guidelines in Appendix B-105.2 #7 as amended on 05/16/2011 |               |     |     |          |           |     |

**3-102.9 Restriction of Buildings Permitted on Residential Zone Lots** - Only one (1) principal residential building and its customary accessory structures may be permitted on any zone lot, except as may otherwise be approved as follows:

1. As part of a complex of dwellings subject to the provisions of Subsections 3-104.1 or 3-104.3;
2. As part of an Open Space Residential Development or Planned Unit Development and/or;
3. If an additional principal residential building meets all of the applicable bulk regulations on its own to ensure future subdivision compatibility and accommodations.

**3-103 BULK REGULATIONS**

**3-103.1 General** - The minimum lot dimensions, maximum lot coverage, maximum density, minimum front, rear, interior and street side yards, maximum building heights and minimum separation between buildings on the same zone lot within any base agricultural or residential district shall be as indicated in TABLE 3-103A, (Bulk Regulations for Agricultural and Residential Districts), and the additional bulk regulations specified in this section. For certain uses, alternative bulk regulations, such as the Open Space Residential Development provisions, may be specified in this article or other articles of this zoning resolution.

**3-103.2 Lot Area**

1. **Basic Requirement** - Within the various agricultural and residential districts, the minimum horizontal area of a lot shall not be less than that indicated TABLE 3-103A, or in the case of multi-family dwellings situated on the same lot, that required by TABLE 3-103B. The minimum lot size is calculated by the buildable area, excluding pipe-stem or flag lot areas or areas within the designated floodway.
2. **Reduction in Lot Area Prohibited** - No lot, even though it may consist of one or more adjacent lots-of-record, shall be reduced in area so that yards, lot area per dwelling unit, lot width, building area, or other requirements of the zoning resolution are not maintained. This section shall not apply when a portion of a lot is acquired for a public purpose such as public utility stations, etc.

**3-103.3 Lot Dimensions**

1. **Basic Requirement** - No lot shall be created and no building permit or zoning approval shall be issued for any lot that does not meet the minimum dimensional requirements indicated in TABLE 3-103B, unless, otherwise, provided in the preliminary development plan of a planned unit development or OSRD plan as approved.

**TABLE 3-103A  
MINIMUM LOT SIZES FOR  
AGRICULTURAL AND RESIDENTIAL DISTRICTS**

| ZONE DISTRICT  | MINIMUM LOT SIZE       |
|--|------------------------|
| <b>I. A-5 &amp; A-2, Rural Agricultural/Residential</b>  |                        |
| A. A-5 (1 dwelling unit per 5 acres)   | 5 acres                |
| B. A-2 (1 dwelling unit per 2 acres)   | 2 acres                |
| <b>II. A-1, General Agricultural – Estate Residential Districts</b>  |                        |
| A. All Lots Served by Public Water Supply (1 dwelling unit per acre)   | 1 acre                 |
| B. All Lots Served by Private Water Supply – min. per dwelling   | 1 acre                 |
| <b>III. AR – Agricultural/Residential/Light Recreation Districts – Amended 09 17 07</b>  |                        |
| A. Rural Residential/Recreational Lots Served by Public Water (1 dwelling unit/20,000)   | 20,000 sq. ft.         |
| B. Residential Lots on Private Water Supply  | 1 acre                 |
| <b>IV. R-1, Low Density Residential District (1 dwelling unit per lot size)</b>  |                        |
| A. Lots Served by Public Water Supply and Public Sewer   | 15,000 sq. ft.         |
| B. Lots Served by Public Water Supply and Private Sewer (SSDS/septic)  | 20,000 sq. ft.         |
| C. Lots Served by Private Water Supply and Private Sewer (SSDS/septic system)  | 1 acre per unit        |
| <b>V. R-2/R-2A, Medium Density Residential (1 dwelling unit per lot size)</b>  |                        |
| A. Lots Served by Public Water / Public Sewer (minimum size for first unit on sewer)   | 10,000 sq. ft.         |
| B. Lots Served by Public Water Supply / Private Sewer (SSDS/septic) / (per unit)   | 20,000 sq. ft.         |
| C. Lots Served by Private Water Supply/Private Sewer (SSDS/Septic (min. for each unit)   | 1 acre per unit        |
| D. Additional Required Area for Multi-Family Served by Public Water Supply and Public Sewer (2 <sup>nd</sup> and each additional unit)   | 7,500 sq. ft. per unit |
| <b>VI. R-3A and R-3B Residential Districts</b>   |                        |
| A. Lots Served by Public Water /Public Sewer (minimum size for first unit)   | 7,500 sq. ft.          |
| B. Lots Served by Public Water Supply and Private Sewer (SSDS/septic)/ (per unit)  | 20,000 sq. ft.         |
| C. Lots Served by Private Water Supply and Private Sewer/Septic (min for each unit)  | 1 acre per unit        |
| D. Additional Required Area for Multi-family or Planned Development Served by Public Water Supply and Public Sewer (2 <sup>nd</sup> and each additional unit)  | 5,000 sq. ft per unit  |
| <b>VII. R-3, Manufactured Home Park - requires public water and public sewer</b>   |                        |
| A. All Lots (minimum park gross area)  | 3 acres                |
| B. Individual Manufactured Dwelling Site (Mobile Home Pad)   | See Article 3-104.2    |
| <b>NOTES:</b>  |                        |
| (1) In all residential and agricultural districts, the property owner has the right to utilize the Open Space Residential Development (OSRD) provisions as provided herein subject to a minimum acreage size of entire development.  |                        |
| (2) The sizes of lots may be increased due to soil percolation/type regarding subsurface sewage disposal systems (SSDS also known as septic tank systems), by the Tennessee Department of Environment & Conservation, Division of Ground Water Protection – County Field Office. |                        |
| (3) Lots size requirements may vary for religious facilities and other non-residential uses, see Appendix B.   |                        |

2. **Lot Width** - The minimum lot width (measured at the building line) shall not be less than indicated in TABLE 3-103B, or, otherwise, specified in this resolution.
3. **Lot Frontage** - All lots shall conform to Article VIII, Section 8-101.4 of the General Operational Performance Standards.



4. **Maximum Permitted Lot Coverage** - The maximum zone lot coverage by all buildings, principal and accessory in these residential districts, shall not, except OSRD planned developments as provided in Subsection 3-104.3, exceed the percentage of the total area of the zone lot indicated in TABLE 3-103B. (Amended August 15, 2005 - no lot coverage required for principal dwelling structures).

3-103.4

**Density Regulations (see above table)**

(this section deleted upon the amendment for 3-103.6 Part 5 on July 21, 2008)

**TABLE 3-103B  
BULK REGULATIONS FOR AGRICULTURAL AND RESIDENTIAL DISTRICTS**

|   | DISTRICT             |                      |                      |                      |   |   |                      |
|---|----------------------|----------------------|----------------------|----------------------|---|---|----------------------|
|   | A-5 or A-2           | A-1                  | AR                   | R-1                  | R-2/R-2A & for single-family detached in R-3A/R-3B# | R-3A/R-3B For multi-family or single-family attached# | R-3                  |
| II. Minimum Lot Width In Feet (Measured at the Building Setback Line)                                     | 200                  | 100                  | 80                   | 80                   | 60  | 60  | 80                   |
| III. Maximum Lot Coverage by the Principal Structure/Building (As a Percent of Lot Area)                  | N/A                  | N/A                  | N/A                  | N/A                  | N/A   | N/A   | N/A                  |
| IV. Maximum Lot Coverage by the Accessory Structure* (%)  | 10%                  | 10%                  | 10%                  | 10%                  | 10%   | 10%   | 10%                  |
| V. Maximum Height for Residential Structures* (unless approved by the local fire department to be higher) | 3 stories or 50 feet | 3 stories or 50 feet | 3 stories or 50 feet | 3 stories or 50 feet | 3 stories or 50 feet                                | 3 stories or 50 feet                                  | 3 stories or 50 feet |
| VI. Minimum Yard Setbacks (In Feet)   |                      |                      |                      |                      |   |   |                      |
| 1. Front (50' front setback if on arterial road)  | 30                   | 30                   | 30                   | 30                   | 30  | 30**  | 30**                 |
| 2. Side   | 30                   | 12                   | 12                   | 12                   | 10  | 20**  | 30**                 |
| 3. Rear   | 30                   | 30                   | 30                   | 30                   | 20  | 30**  | 30**                 |
| 4. Corner Side (additional road frontage)   | 30                   | 30                   | 30                   | 30                   | 20  | 30**  | 30**                 |

**NOTES:**  
 \*Setbacks Not Applicable to Agricultural Buildings and Structures  
 \*\*See Section 3-104, for Provisions Applicable to Multi-Family Dwellings and/or Planned Developments and Manufactured Home Parks.  
 Other setbacks may be required per Supplemental Provisions on non-residential uses (see appendix)

**Under the Open Space Residential Development alternative plan, the overall lot coverage of the principal building may be greater, the side and rear setbacks can be reduced and the lot size can be reduced, as long as the overall yield density of the entire master plan is no greater than that allowed under conventional densities for the applicable zoning district. Most other bulk requirements shall apply.**

**#Amendment to setbacks in high-density zones made on August 15, 2005 to differential between detached single-family lots and attached single or multi-family dwellings within a planned development. Greater setbacks required for attached dwellings, such as townhouses and apartment complexes.**

**3-103.5 Height Regulations**

- Basic Requirements** - The maximum permitted height for buildings shall not, except as provided in Subpart 2, of this section, exceed that set forth for the various districts in TABLE 3-103B.
- General Exception to Height Regulations** - The height limitation contained in the district regulations does not apply to spires, beifries, cupolas, radio towers, telecommunication towers, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy. Nor does this provision apply to barns, or other buildings and structures utilized for agricultural purposes and not intended for human occupancy.

## 3-103.6

Yard Regulations

1. Minimum Width or Depth - Yards having the minimum width or depth set forth for the various districts in TABLE 3-103B, shall be provided on all lots
2. Permitted Structures in Yards and Customary Residential Accessory Structures - In all agricultural and residential districts, the following shall not be considered obstructions when located within any yard except that these items shall comply with Subpart 3, of this section, (Obstructions Prohibited at Street Intersections).
  - a. In Any Yard:
    - ◆ Arbors and trellises not attached to the principal structure or accessory structure.
    - ◆ Driveways subject to other specific provisions of this resolution related directly thereto.
    - ◆ Flagpoles having only one structural ground member.
    - ◆ Fountains.
    - ◆ Mailboxes.
    - ◆ Open terraces, including natural plant landscaping, not including decks (decks are subject to principal structure setbacks).
    - ◆ Pet enclosures less than one hundred (100) square feet.
    - ◆ Sculpture or other similar objects of art, which do not advertise any business or service.
    - ◆ Street furniture such as, but not limited to, benches, drinking fountains, trash receptacles, ashtrays, or light standards.
    - ◆ Vehicular parking areas, unless, otherwise, specifically prohibited by applicable sections of this resolution.
    - ◆ Vents necessary for use of fallout shelters constructed below grade of such yards, but excluding all other parts of such shelters.
    - ◆ Retaining walls, or fences not exceeding eight (8) feet in height measured from finish grade level and not roofed or structurally part of a building.
  - b. In Any Rear Yard: - There shall be a minimum setback requirement of (8) eight feet for all detached accessory structures including those that do not require a building permit such as:
    - ◆ Clothes Poles or clotheslines.
    - ◆ Private playground sets, swings/Recreational equipment.
    - ◆ Small sheds or dog kennels
  - c. Customary Residential Accessory Structures provided such structures comply with the following criteria:
    - i. Structures placed in the rear yard behind the principal structure shall be setback a minimum of (8) eight feet from the sides and rear property line to avoid any utility and drainage easements (refer to survey or plat).
    - ii. Structures placed in the side yard shall meet the minimum principal building setback requirements for that particular zone.
    - iii. If in the opinion of the Building Commissioner the structure cannot be located in the rear or side yards due to topographical constraints pursuant to Article XII, the Building Commissioner may allow such structure to be placed in the front yard with minimum building setbacks applicable for that particular zone, as required for the principal structure.
    - iv. The total maximum square footage of all accessory structures cannot exceed ten (10%) percent of the total parcel area or exceed the maximum total square footage of structure by zoning district. (See Table 3-103C herein) ~~2000 square feet in total area; whichever is less.~~
    - v. Prior to issuance of a permit, the property owner shall sign a statement affirming that the use of such structure is and will remain in compliance with the applicable zone.
    - iv. All structures less than 120 square feet and not having a fixed base to the ground require no permit, shall adhere to the minimum setbacks and location as required above (amended on 12/19/2011 to comply with the 2006 IRC).
    - vii. All structures, regardless of size or permit requirement, shall conform to the above setback and use restrictions.

**TABLE 3-103C  
REGULATIONS FOR DETACHED RESIDENTIAL ACCESSORY STRUCTURES BY DISTRICT**

| District | Zoning District Name                       | Maximum Total Square Footage for Detached Accessory Buildings  | % Area |
|----------|--|--|--------|
| A-5      | Agricultural/Large Tract Residential       | 3000   |        |
| A-2      | Rural Estate Residential                   | 2600   | 10%    |
| A-1      | Rural Residential                          | 2400 if on lots 1 acre or larger and 1500 if less than an acre   | 10%    |
| AR       | Rural Single Family / Outdoor recreational | 2000 if for individual single-family lot 1 acre or larger or SUP regs for campground developments subject to PC approval | 10%    |
| R-1      | Low Density/Single Family Subdivision      | 1200   |        |
| R-2      | Medium Density/Singlewide                  | 1000   | 10%    |
| R-2A     | Medium Density/Duplex/Single Family        | 1000   | 10%    |
| R-3      | High Density/Mobile Home Park              | 1000 for single-family * See Mobile Home Park Standards  | 10%    |
| R-3A     | High Density/Apartments                    | 800 for single-family and only one accessory storage building for apartment complex at 1000 max                          | 10%    |
| R-3B     | High Density/Condos                        | 800 for single-family detached or 1000 max for HOA - one only  | 10%    |
| PRBD     | Planned Development                        | 800 for single-family detached or 1000 max for HOA - one only  | 10%    |

(Table 3-103C was added on February 20, 2020)

3. Obstructions Prohibited at Street Intersections - On a corner lot, no fence, wall, parking, sign, hedge, or other planting or structure that will materially obstruct vision between a height of three (3) feet and ten (10) feet above the center line grades of the intersecting streets shall be erected, placed, or maintained within the triangular area formed by the street lines at such corner lots and a straight line joining such street lines at points which are thirty-five (35) feet distance from the intersection of the street lines and measured along said street lines (see illustration in Appendix C). In case of rounded street lines at the intersecting streets, such measurement shall be made from the point of intersection of the tangents of the curve constituting the rounding. The purpose of this clear vision of the corner is for vehicular traffic approaching the intersection.
  
4. Special Conditions Affecting Yards
  - a. Front Yards to be Measured from Street Rights-Of-Way - For the purposes of providing adequate space for the future widening of streets, safety for occupants of structures, vehicular glare and noise reduction and sight visibility for vehicular traffic, required front yards shall be determined by the rights-of-way as shown on the latest official major thoroughfare plan. For clarification, please consult with the Sullivan County Highway Commissioner and/or a representative from the Tennessee Department of Transportation (TDOT).
  - b. Rear Yard Setback for Double-Frontage Lots -The minimum required width of a rear yard abutting a street shall be the same as the front yard setback.
  - c. Special Yard Requirements for Corner Lots - The minimum required width of a side yard abutting a street shall be the same as the front yard requirements.
  - d. Special Provisions for Yard Setbacks on Lots-of-Record With Legal but Non-Conforming Dwelling -
    - As approved by the Building Commissioner, any alteration, addition or construction of a dwelling on a lot-of-record ("Grandfathered In") shall extend no closer to the street which abuts the designated front side of the lot-of-record whereon the alteration, addition or construction is to occur.
    - The average yard requirement shall not prohibit alterations or additions to an existing dwelling, which has irregular walls provided said alteration or addition extends no closer to the street or other property line than the existing closest wall to the street, side or rear property line.
    - The BZA shall have jurisdiction to vary from this strict application upon property where such provision would create an undue hardship. (See Article XII, variance application).
  
5. One Principal Building - There shall be no more than one principal structure and its customary and incidental accessory structures on any lot or parcel of land, unless otherwise specifically permitted in this chapter or unless a development plan is approved by the Planning Commission as provided in this chapter. (amended July 21, 2008). Accessory Dwelling Units may be permitted- see Supplemental Regulations in Appendix B for Accessory Dwelling Units (amended October 18, 2018).



**MINUTES**  
**SULLIVAN COUNTY REGIONAL PLANNING COMMISSION**  
**SULLIVAN COUNTY**  
**DECEMBER 17, 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, Galvin Clifton and Laura McMillan.  
**STAFF** - ~~Tim Earles (Building Commissioner)~~; Ambre Torbett (Planning & Codes Director/PC Secretary); and a SCHO deputy were present. Quorum was confirmed with one member absent.

**GUESTS/CITIZENS IN ATTENDANCE** – See sign-in sheet

- B. **MINUTES:** *On a motion by Linda Brittenham and seconded by Mary Rouse, 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:**

D1. FINAL PLAT – THE CLIFFS AT BOONE LAKE – PHASE 1/SECTION 3

**FINDINGS OF FACT –**

|                            |  |
|----------------------------|--|
| <b>Property Owners:</b>    | Thomas Construction, Inc.                                  |
| <b>Applicants:</b>         | Gerald Thomas, owner/principal/contractor                  |
| <b>Representative:</b>     | same   |
| <b>Location:</b>           | off of Rangewood Road, Piney Flats                         |
| <b>Civil district:</b>     | 18 <sup>th</sup>   |
| <b>Development Plan:</b>   | The Cliffs at Boone Lake – Construction Plan approval 2018 |
| <b>Parcel ID:</b>          | Tax Map 134, part of parcel 019.00                         |
| <b>Surveyor:</b>           | Jeffrey Martin Radar, r/s – Tysinger Hampton & Partners    |
| <b>Engineer:</b>           | Tom Patton, PE – Tysinger Hampton & Partners               |
| <b>Growth Boundary:</b>    | Sullivan County Planned Growth Area                        |
| <b>Utility District:</b>   | Johnson City Public Water                                  |
| <b>Public Sewer:</b>       | Johnson City Public Sewer                                  |
| <b>Zoning:</b>             | R-3B   |
| <b>Surrounding Zoning:</b> | A-1 and R-1  |

**Staff Field Notes and General Comments:**

- *The owner/developer is seeking approval for the last 3 lots of Phase 1 to be approved so that the builders can begin pulling permits.*
- *The existing bond covers all of Phase 1 road improvements (topcoat, erosion control and maintenance).*

- Mr. Gouge stated that the plan is to have an HOA for this development and that the developers control the HOA for one year or until the majority of the units are sold, then turned over to HOA. They also plan on landscaping the detention pond in front of the pond for enjoyment of the homeowner. Discussion followed.
- On a motion by Mary Ann Hager and seconded by Don Mumpower, the construction plans were approved as presented.

**E. COMPREHENSIVE DEVELOPMENT PLANS: DEFERRED FROM LAST MONTH**

**E1. BUILDING EXPANSION PLANS FOR CHEROKEE ROD & GUN CLUB (DEFERRED)**

**F. Zoning Amendments: - Proposed Amendments to Residential Accessory Structure Zoning Code**  
See Table

- Staff read her final review of the proposed changes as codified in the Zoning Code. Discussion followed.
- On a motion by Linda Brittenham and seconded by Don Mumpower, the text amendment as proposed was unanimously approved for recommendation to the County Commission.
- Staff explained the process and will forward the amendment to the city planners for their review and recommendation by their respective Planning Commissions as well.

**G. NEW BUSINESS/PUBLIC HEARING:**

**G1. Health & the Built Environment – Ashley Davies, Healthy Development Coordinator, TN Dept of Health**  
Members were provided an hour-long presentation and open discussion about the grant opportunities and projects across Tennessee. Discussion followed.

**H. OLD BUSINESS: - none scheduled**

**I. OTHER MATTERS OF MUTUAL INTEREST:**

- I1. Next Month's Rezoning Cases: NONE filed**
- I2. Subdivision Plat List: See insert in packet**

**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: 7:24 PM**

- The next regularly scheduled meeting will be held: **January 21, 2020 at 6:00PM.**

**Approval of Minutes:**

Sign: [Signature]  
Secretary of Planning Commission

Date: 1/21/2020

Attest: [Signature]  
Alternate Secretary of the Planning Commission

Date: 1-21-2020

**Ambre Torbett**

---

**From:** Weems, Ken <KenWeems@KingsportTN.gov>  
**Sent:** Friday, January 17, 2020 10:15 AM  
**To:** Ambre Torbett  
**Cc:** Harmon, Jessica  
**Subject:** county acc structure zta and old moreland vacating

Ambre,

Yesterday evening, during their regular meeting, my pc voted to send a positive recommendation to the SCC for both the accessory structure zta and the Old Moreland vacating. The votes were unanimous on both, 7-0.

Thanks,

**Ken Weems, AICP**  
Planning Manager  
City of Kingsport  
P: 423-229-9368  
C: 423-782-0116  
[kenweems@kingsporttn.gov](mailto:kenweems@kingsporttn.gov)



225 W. Center Street  
Kingsport, TN 37660  
[www.kingsporttn.gov](http://www.kingsporttn.gov)

Sullivan County Text Amendment (A-5 zone and Accessory Structures)

|   |           |  |          |
|---|-----------|--|----------|
| <b>Property Information</b>   |           | County-wide  |          |
| Address   |           |  |          |
| Tax Map, Group, Parcel  |           |  |          |
| Civil District  |           |  |          |
| Overlay District  |           |  |          |
| Land Use Designation  |           |  |          |
| Acres   |           |  |          |
| Existing Use  |           | Existing Zoning  |          |
| Proposed Use  |           | Proposed Zoning  |          |
| <b>Owner / Applicant Information</b>  |           |  |          |
| Name: Sullivan County<br>Address: 3411 TN-126 #30<br>City: Blountville<br>State: TN<br>Email: planning@sullivancountyttn.gov<br>Phone Number: (423) 323-6440<br>Zip Code: 37617 |           | Intent: To amend Article IX of the County zoning code in reference to the addition of the new A-5 zone (Large Tract Rural Residential and General Agricultural District) and size reduction of allowable residential accessory structures. |          |
| <b>Planning Department Recommendation</b>   |           |  |          |
| (Approve, Deny, or Defer)   |           |  |          |
| The Kingsport Planning Division recommends APPROVAL   |           |  |          |
| Planner:  | Ken Weems | Date:  | 12/27/19 |
| <b>Planning Commission Action</b>   |           | <b>Meeting Date:</b> 1/16/20   |          |
| Approval:   |           |  |          |
| Denial:   |           | Reason for Denial:   |          |
| Deferred:   |           | Reason for Deferral:   |          |

**INTENT**

Intent: To amend Article IX of the County zoning code in reference to the addition of the new A-5 zone (Large Tract Rural Residential and General Agricultural District) and reducing the size of allowable residential accessory structures.

Presentation:

At the request of the Sullivan County Planning Commission/ Sullivan County Planning and Codes Department, the Kingsport Regional Planning Commission is requested to send a positive recommendation in support of the submitted zoning text amendment to the Sullivan County Commission. The amendment proposal creates a new A-5 zone and reduces the amount of accessory structure square footage allowed in residential zones.

The proposed new A-5 zone is sought to best address the need for combined large lot residential and agricultural uses together. The proposed A-5 zone uses are similar to those allowable in the county A-1 and A-2 districts, but with minimum lot sizes of 5 acres. The stated purpose of the new A-5 zone is to "preserve small working farm tracts and low density residential so as to protect natural resources and conserve lands not suitable for high density development." The proposed A-5 zoning description goes on to address the types of land suitable for the A-5 zone as unsuitable for higher density development due to their nature of soil, terrain, or other limitations to development. The new A-5 zone is akin to the City's UAE district, which both requires a larger minimum lot size than residential zones and also includes agricultural use as a principal use.

The text amendment also proposes to reduce residential accessory structure sizes from the current county allowance of 2,000 square feet. The City of Kingsport currently allows 1,100 square feet of accessory structure for parcels under 2 acres in size. The City allows up to 2% of the parcel size for residential parcels that are over 2 acres in size, with a max of 5,000 square feet. The proposed county text amendment reduces the current 2,000 square foot allowance to 1,000 square feet in residential districts and a range from 2,400-3000 for the residential uses in agricultural zones.

The complete text changes are added at the end of this report with proposed changes highlighted in yellow.

Recommendation:

Staff recommends sending a positive recommendation to the Sullivan County Commission in support of the zoning text amendment. The proposed zoning text changes are more closely aligned to zoning allowances that currently exist for the City of Kingsport.



**Ambre Torbett**

---

**From:** Heather Moore <hmoore@bristoltn.org>  
**Sent:** Tuesday, January 14, 2020 11:02 AM  
**To:** Ambre Torbett  
**Subject:** Positive recommendation - Zoning Resolution accessory structures and A-5 district creation  
**Attachments:** Staff recommendation Sullivan County Zoning Resolution accessory structures A-5 district creation amendment.pdf

Good morning Ambre.

The Bristol Municipal Regional Planning Commission reviewed Sullivan County's Zoning Resolution accessory structures and A-5 (Large Tract Rural Residential and General Agricultural District) creation text amendment proposal during their January 13, 2020 meeting. The Commission voted unanimously to send a positive recommendation for the amendment to Sullivan County Commission.

Please let me know if you have any questions.

Thank you,  
Heather Moore

Heather Moore, AICP  
Planner, City of Bristol, Tennessee  
104 8<sup>th</sup> Street, Bristol, TN 37620  
[hmoore@bristoltn.org](mailto:hmoore@bristoltn.org)  
423-989-5549

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**SULLIVAN COUNTY ZONING RESOLUTION  
TEXT AMENDMENT RECOMMENDATION**



To: Bristol Municipal Regional Planning Commission  
 From: Heather Moore  
 Re: Sullivan County Zoning Resolution Text Amendment  
 Accessory Structures &  
 A-5 (Large Tract Rural Residential and General Agricultural District) Creation

**Proposal:**

Sullivan County planning staff has proposed text amendments to the Sullivan County Zoning Resolution. The proposed amendments are to create a new A-5 (Large Tract Rural Residential and General Agricultural District) zone and to change the amount of allowable accessory structure size. The changes are to be presented to the Sullivan County Commission when Sullivan County has received recommendations from both Bristol and Kingsport regarding the proposal. As required by state law, the Bristol Municipal Regional Planning Commission is requested to review and forward a recommendation to the Sullivan County Commission in regards to the proposed changes because any text amendment may affect zoning matters on parcels located within Bristol's Urban Growth Boundary.

**Analysis:**

Included in the proposal is the creation of a new A-5 (Large Tract Rural Residential and General Agricultural District) zone. The stated purpose of the A-5 zone is to "preserve small working farm tracts and low density residential so as to protect natural resources and conserve lands not suitable for high density development." County staff explained that the zone is intended to better address the County's need to combine large lots with both residential uses and agricultural uses together. The uses of the proposed A-5 zone are similar to those allowable in the County A-1 and A-2 districts, with a larger minimum lot size requirement. The proposed A-5 zone has characteristics that are similar to Bristol's O-S (Open Space and Reserved) district. The purpose of the O-S district is to regulate the conduct of certain agricultural activities, preserve open spaces, and serve as an interim zoning classification for newly annexed properties. The zone provides a larger minimum lot size than other Bristol residential zones, and it includes agricultural, forestry fishing and hunting on the list of permitted uses. No properties are currently zoned O-S in the City.

The proposal also reduces residential accessory structure sizes, from the current County allowance of 2,000 square feet. The 2,000 square foot will be reduced to 1,000 square feet in residential districts, and a range from 2,400-3,000 square feet for the residential uses in agricultural zones.

The City of Bristol's residential accessory structure standards do not provide a maximum size in terms of square feet but they must be subordinate in size and use to the primary residential structure. Size maximum is measured in percentage terms; the accessory structure may cover up to 25% of the affected required side yard and rear yard area, provided that the district "maximum lot coverage" is not exceeded. Sullivan County does not have a maximum lot coverage requirement.

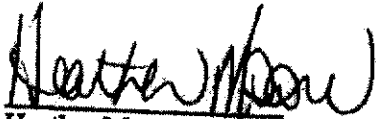
The changes to maximum accessory structure size will more closely follow the accessory structure requirements of Bristol. The A-5 zone will provide for less density of development in properties that are

developable, through a larger parcel size minimum requirement. These Zoning Resolution updates are seen by Bristol staff as beneficial.

Please review the attached proposed amendments, with amendments highlighted in yellow.

**Staff Recommendation:**

Staff recommends the Bristol, Tennessee Municipal Regional Planning Commission send a favorable recommendation to Sullivan County Commission to amend Sullivan County Resolution.



Heather Moore, AICP  
Planner

**MINUTES**  
**SULLIVAN COUNTY REGIONAL PLANNING COMMISSION**  
**SULLIVAN COUNTY**  
**OCTOBER 15, 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 Laura McMillan.  
**STAFF** - Tim Earles (Building Commissioner); Ambre Torbett (Planning & Codes Director/PC Secretary); Steve Whetsell, SCHO deputy were present.

**GUESTS/CITIZENS IN ATTENDANCE** – Gerald Thomas was present.

B. **MINUTES:** *The minutes as published were approved unanimously.*

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. The Building Official shall lead the oath.*

D. **SUBMISSION PLATS AND PLANS:**

D1. **FINAL PLAT – 3 LOTS OFF OF HOOKER ROAD** (DEFERRED FROM AUGUST MEETING)

**FINDINGS OF FACT –**

|                            |   |
|----------------------------|---|
| <b>Property Owners:</b>    | Replat of the Doyle Hooker Lots                           |
| <b>Applicants:</b>         | Martha Hooker   |
| <b>Location:</b>           | Hooker Road, Bristol                                      |
| <b>Civil district:</b>     | 5 <sup>th</sup>   |
| <b>Development Plan:</b>   | n/a   |
| <b>Parcel ID:</b>          | Tax Map 17, Parcels 64 and 64.11                          |
| <b>Surveyor:</b>           | Charles T. Johnson , r/s – TN Professional Surveying, Inc |
| <b>Engineer:</b>           | n/a   |
| <b>Growth Boundary:</b>    | Sullivan County Rural Area                                |
| <b>Utility District:</b>   | Bristol Utility District                                  |
| <b>Public Sewer:</b>       | n/a   |
| <b>Zoning:</b>             | B-3 and A-1   |
| <b>Surrounding Zoning:</b> | A-1   |

**Staff Field Notes and General Comments:**

- The owner is seeking approval to split the property from 2 lots into 3.
- Lot 1R has an existing commercial automotive repair shop on site as well as a mobile home.
- Lot 2R has a home on site
- Lot 3 will be about an acre.
- The driveway for the Hennon property behind goes through the side lot lines of Lots 1R and 2R but is legal and predates zoning.
- A portion of the road frontage areas for Lots 2R and 3 have a split zoning of B-3 but does not affect the building site of a proposed home on lot 3.

- Staff read her findings and recommendation. The final plat was signed by all required agencies.
- Mr. Gerald Thomas was present to address the board.
- On a motion by Mary Ann Hager and seconded by Darlene Calton, the final plat for Phase 1, Section 2 (with the bond as approved last month), was approved unanimously as revised.

**D. SUBDIVISION PLATS AND PLANS:**

**D4. FINAL PLAT -- IDA F. HARR ESTATE PROPERTY - DEFERRED UNTIL NOVEMBER**

**Meeting Notes at Planning Commission:**

- Staff recommended deferring this request as the final signed plats had not been submitted nor was an applicant present to address the board.
- Members agreed to defer until plats were submitted with all signatures as required.
- On a motion by Mary Rouse and seconded by Don Mumpower, the plat was deferred until next month.

**D. SUBDIVISION PLATS AND PLANS:**

**D5. FINAL PLAT -- LOUISE J. TAYLOR PROPERTY RE-PLAT - DEFERRED UNTIL NOVEMBER MEETING PER OWNER'S REQUEST**

**E. Site Plans -- none scheduled**

**F. Zoning Amendments: - Proposed Amendments to Sign Code**

- Staff presented the proposed minor changes to the Sign Code. Discussion followed.
- After thorough review, Linda Brittenham motioned to forward the proposed changes on to the city regional Planning Commissions for their recommendation and then on to the County Commission for consideration of adoption. The motion was seconded by Mary Rouse and passed unanimously.

**G. NEW BUSINESS/PUBLIC HEARING: NONE**

**H. OLD BUSINESS: - none scheduled**

**I. OTHER MATTERS OF MUTUAL INTEREST:**

**I1. Next Month's Rezoning Cases:**

Distribution of packets for next month's rezoning requests within the county planning area. - NONE

12. **Continuing Education Program – Presentation by Building Commissioner on the Proposed 2018 IRC Building Code changes and updates.**

- Tim Earles provided a program and explanation on the amendments and changes between the current and 2018 IRC Building Code. Discussion followed.

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: 7:10PM.
- The next scheduled meeting will be held: November 19, 2019 at 6:00PM.

**Approval of Minutes:**

Sign: [Signature]  
Secretary of Planning Commission

Date: 11/19/2019

Attest: [Signature]  
Alternate Secretary of the Planning Commission

Date: 1-19-2020

**Ambre Torbett**

---

**From:** Heather Moore <hmoore@bristoltn.org>  
**Sent:** Tuesday, November 19, 2019 10:39 AM  
**To:** Ambre Torbett  
**Subject:** Bristol Planning Commission recommendation on Sullivan County Resolution text amendment  
**Attachments:** Letter to Sullivan County PC Postive Recommendation.pdf; Sull Co Text amendment PC packet.pdf

Good morning Ambre.

A letter sharing Bristol Planning Commission's positive recommendation to Sullivan County Commission is attached, along with the Bristol Planning Commission packet on the item. Please let me know if you have any questions. Thanks, and have a great day!

Regards,  
Heather

**Heather Moore, AICP**  
Planner, City of Bristol, Tennessee  
104 8<sup>th</sup> Street, Bristol, TN 37620  
[hmoore@bristoltn.org](mailto:hmoore@bristoltn.org)  
423-989-5549

This e-mail is the property of the City of Bristol, TN and may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorized and may be illegal. The views and opinions expressed in this e-mail are those of the sender and are not necessarily those of the City of Bristol, TN.



THE CITY OF BRISTOL, TENNESSEE  
104 8<sup>th</sup> Street  
P. O. Box 1189  
Bristol, Tennessee 37621-1189

Development Services  
Planning Division

Telephone: (423) 989-5549  
Facsimile: (423) 989-5717  
Email: hmoore@bristoltn.org

November 19, 2019

Ambre Torbett, AICP  
Director of Planning & Codes  
Sullivan County Government  
3411 Highway 126, Suite 30  
Blountville, Tennessee 37617  
423.279.2888 fax  
[planning@sullivancountyn.gov](mailto:planning@sullivancountyn.gov) email

Dear Ms. Torbett,

The proposed text amendment to Sullivan County Zoning Resolution Article IX, Sign Regulations received a unanimous favorable recommendation to Sullivan County Commission at the November 18, 2019 Bristol Municipal Regional Planning Commission meeting.

Please let me know if you have any questions at all. The staff report is attached.

Sincerely,

Heather Moore, AICP  
Planner



**SULLIVAN COUNTY ZONING RESOLUTION  
TEXT AMENDMENT RECOMMENDATION**



To: Bristol Municipal Regional Planning Commission  
 From: Heather Moore  
 Re: Sullivan County Zoning Resolution Text Amendment  
 (Article IX, Sign Regulations)

**Proposal:**

Sullivan County planning staff has proposed a text amendment to the Sullivan County Zoning Resolution. The proposed amendment is to Article IX, Sign Regulations. The changes are to be presented to the Sullivan County Commission when Sullivan County has received comments from both Bristol and Kingsport regarding this proposal. As required by state law, the Bristol Municipal Regional Planning Commission is requested to review and forward a recommendation to the Sullivan County Commission in regards to the proposed changes because any text amendment may affect zoning matters on parcels located within Bristol's Urban Growth Boundary.

The Sullivan County Planning Commission reviewed the proposal and through a single vote gave a unanimous recommendation on October 15, 2019 to approve the amended article. The text proposal includes a series of minor amendments. Sullivan County Planning & Zoning staff communicated that the goal of the amendments is to formalize Sullivan County's existing policy.

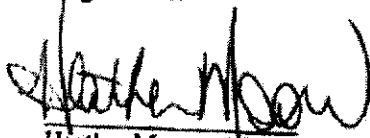
**Analysis:**

Staff believes the text amendment will work to provide clarity in the review and approval process. Staff does not anticipate a problem by the amended regulations in these updates.

Section 9-112. Freestanding Signs within A-2, A-1, R-1, R-2, R-2A, R-3, R-3A, or R-3B is proposed as a new addition. It provides for entranceway signs for subdivision developments, churches, etc. When comparing it to Section 216 – Billboard and Sign Regulations of Bristol Zoning Ordinance, many similarities exist. Bristol Zoning Ordinance contains provisions for this type of signage in Section F. Freestanding Sign Chart (attached). Signs of this nature in Bristol are allowable in the R-M, R-1A, R-1B, R-2, R-3, R-4, R-5, MH & PRD zones. The maximum size proposed in this amendment is 32 square feet, the maximum height is 25 feet, and the minimum setback is 15 feet. Bristol's Section F. Freestanding Sign Chart provides guidance similar to that of Sullivan County's proposed Section 9-112. Prohibited signs are also included in the addition of Section 9-112 to Sullivan County Zoning Resolution. Bristol Zoning Ordinance does not allow portable signs or home occupation signage in Bristol.

**Staff Recommendation:**

Staff recommends the Bristol, Tennessee Municipal Regional Planning Commission send a favorable recommendation to Sullivan County Commission to amend Sullivan County Resolution Article IX, Sign Regulations.

  
 Heather Moore, AICP  
 Planner

## ARTICLE IX SIGN REGULATIONS

### SECTIONS

- 9-100 PERMITS
- 9-101 PROHIBITED SIGNS
- 9-102 REGULATIONS FOR A-1/AR AND B-1 ZONING DISTRICTS
- 9-103 REGULATIONS B-2 ZONING DISTRICTS
- 9-104 REGULATIONS FOR B-3, B-4, PBD/SC, PBD-3, M-1, M-2, PMD-1, PMD-2

The purpose of this Article is to provide a comprehensive system of sign regulations, which will promote the best development of Sullivan County through the establishment of regulations which regulate the type, placement, and size of signs and other graphic devices within the county; protect and enhance the scenic beauty of the natural environment in the county; emphasize the assets of community appearance and high environmental quality in promoting manufacturing recruitment and economic development; promote the public health, safety, and welfare by prohibiting improperly designed or located signs which could distract, confuse, mislead, or obstruct vision; ensure safe construction and maintenance of signs; protect and enhance public and private property; ensure equity in the distribution of the privilege of using the public visual environment to communicate private information; and improve the appearance of the county's business areas, especially along major thoroughfares. Freestanding signs of any kind are considered accessory structures and shall be incidental and subordinate to the principal use of the property.

#### 9-100. Permits

**9-100.1 Permit required** - No freestanding, wall-faced or off-premise advertising sign shall be erected, replaced, reconstructed, expanded, or relocated without first securing a building permit from Sullivan County Building Commissioner. No permit shall be required for customary maintenance or a change of copy on a sign, the customary use of which involves frequent and periodic changes of copy, e.g., reader boards with changeable letters, movie theater marquees, and service station price signs. ~~Other signs do not require a permit however shall conform to applicable regulations of this article.~~

**9-100.2 Revocation of permits** - The Sullivan County Building Commissioner is hereby authorized and empowered to revoke any permit upon failure of the holder to comply with any provision of this resolution or with the terms of the permit at the time of its issuance.

**9-100.3 Inspection of signs** - At any time deemed necessary, the Sullivan County Building Commissioner, or designee, may inspect each sign regulated by this Article to ensure that such sign conforms to this Article and to all other resolutions of the county.

**9-100.4 Permit fees** - The fee for signs requiring permits shall be \$25.00 per sign (See Permit Fee Schedule in Article 12-109).

**9-101. Prohibited signs** - The following signs shall be prohibited in all zoning districts:

**9-101.1 Any unsafe sign** - If the Building Commissioner shall find that any sign is unsafe or unsecure, or is a menace to the public, or has been constructed, erected or maintained in violation of the provisions of this resolution, he shall give written notice to the owner of the sign and/or of the property and/or the architect, builder, contractor, or agent for both or either requiring the sign to be made safe and secure or to be removed. If the sign is not removed or altered so as to render it safe and secure, the Building Commissioner shall proceed with action as provided by law. The Building Commissioner may cause any sign, which is an immediate danger to persons or property to be removed immediately and without prior notice. All sign structures and sign faces shall be fixed with no moving or rotating parts.

**9-101.2** Any sign located within, upon, or over the public right-of-way, except government signs, and special event banners.

9-101.3 Any sign located on a tree, telephone pole, power pole, or street light pole, except special event banners.

9-101.4 - Any sign, which contain flashing or intermittent red, blue, green, or amber illumination as it may be confused with official governmental traffic safety signs.

9-101.5 Illuminated signs within one hundred (100) feet of a residential district, unless the illumination is designed so as not to shine or reflect light onto the residential district.

9-101.6 Any sign which constitutes a traffic hazard. No sign or revolving beam or beacon of light shall be erected at any location where by reason of the position, shape, color, type, or illumination or reflectance it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device. Any such sign shall be removed immediately at the direction of the Building Commissioner.

9-101.7 Off-Premise Sign - any sign that directs attention to a business, commodity, or service offered at a location other than the premises on which the sign is erected. Any sign, which is not, an on-premises sign, as regulated by the district, shall be considered an off-premises sign.

#### 9-102. Regulations for AR and B-1 Zoning Districts

9-102.1 Permitted signs - For non-residential permitted uses, or other permitted business uses allowed by district, of the following sign regulations shall apply:

1. Freestanding Sign - One (1) freestanding sign for each street frontage granting access to the premises. Maximum height of each such freestanding sign shall be fifteen (15) feet. Maximum area of each such sign shall be thirty-two (32) square feet, per sign face. No such sign shall be permitted which does not meet the required ten (10) foot setback from any property line or public right-of-way. If more than one access is provided and allowed, but only one sign is requested, such sign shall be limited to 9-104.1 subpart 1(b) of the matrix. Such sign shall be anchored to the ground.
2. Portable Sign - One (1) portable sign provided it has no flashing lights and is located at least 10 feet off the right-of-way and does not obstruct vision to vehicular traffic. Maximum area of such sign shall be limited to twenty-five (25) square feet per sign face. Electrical signs shall conform to the State Electrical Code for safety and efficiency. Such portable sign shall be considered a type of freestanding sign and not in addition to that required in subpart 1 of this section. Such sign shall be anchored to the ground.

9-102.2 No sign shall have or consist of any rotating, revolving, or otherwise moving part. No sign shall be animated.

9-102.3 No sign shall advertise a product, service, or other business not situated on the same premises.

#### 9-103. Regulations for B-2 Zoning District

9-103.1 Permitted signs - Due to the unique zero-lot line development style, freestanding advertising signs are prohibited, except for the following:

1. Community Informational/Publicly owned Sign - Any shared freestanding permanent sign used for the display of public and semi-public information. Such sign shall be limited to one (1) per public road frontage per lot and a maximum of 32 square feet per sign face, no greater than eight (8) feet in height. Such sign shall not be located near any intersecting streets, which would cause a sight visibility hazard for vehicular and pedestrian traffic.
2. Temporary Special Event Freestanding Signs - Any temporary sign may be erected subject to a limit of five (5) times in any calendar year, with such period limited to ten (10) days prior to the event open to the public. Such sign shall be removed within two (2) days post such event. The height and size of such signs shall be limited to the standards of that above (9-103.1, 1).

3. **Illuminated Signs** - Any freestanding, wall or window sign that is permitted above may be internally illuminated or lighted with spotlight.

9-103.2 **Prohibited signs** - Any animated, blinking or neon lighted signs are not permitted with the B-2 zone or H-1 and H-2 Historic Districts (See Design Guidelines specific per Historic Zoning Commission)

9-104. **Regulations for B-3, B-4, PBD/SC, PBD-3, PUD, M-1, M-2, PMD-1 and PMD-2 Zoning Districts**

9-104.1 **Permitted signs** - For permitted uses, the following regulations shall apply:

1. **Freestanding Sign** - Each parcel shall be permitted one or more freestanding signs under the following conditions:

(a) **Number of signs** - A parcel is permitted one (1) freestanding sign per street frontage granting access to the parcel, center or planned development. If the length of a single street frontage is greater than four hundred (400) feet, the parcel, center, or planned development shall be permitted a second freestanding sign along that frontage, no closer than 200 feet apart. In computing the allowable number of signs for parcels with more than one qualifying frontage, each frontage shall be considered separately. If a planned development, shopping center or parcel is divided by a street, and then only one side of the street is to be used to compute frontage length.

(b) **Height and Sign Face** - The maximum height and sign face of each freestanding sign shall be determined by its setback distance from the adjoining qualifying street, according to the following table:

| <b>Setback from Property or R-O-W</b> | <b>Height</b> | <b>Square Footage per Sign Face</b> |
|---------------------------------------|---------------|-------------------------------------|
| 10                                    | 30'           | 100                                 |
| 11                                    | 31'           | 102                                 |
| 12                                    | 32'           | 104                                 |
| 13                                    | 33'           | 106                                 |
| 14                                    | 34'           | 108                                 |
| 15                                    | 35'           | 110                                 |
| 16                                    | 36'           | 112                                 |
| 17                                    | 37'           | 114                                 |
| 18                                    | 38'           | 116                                 |
| 19                                    | 39'           | 118                                 |
| 20                                    | 40'           | 120                                 |
| 21                                    | 41'           | 122                                 |
| 22                                    | 42'           | 124                                 |
| 23                                    | 43'           | 126                                 |
| 24                                    | 44'           | 128                                 |
| 25                                    | 45'           | 130                                 |
| 26                                    | 45'           | 132                                 |
| 27                                    | 45'           | 134                                 |
| 28                                    | 45'           | 136                                 |
| 29                                    | 45'           | 138                                 |
| 30                                    | 45'           | 140                                 |
| 31                                    | 45'           | 142                                 |
| 32                                    | 45'           | 144                                 |
| 33                                    | 45'           | 146                                 |
| 34                                    | 45'           | 148                                 |
| 35                                    | 45'           | 150                                 |
| 36                                    | 45'           | 152                                 |
| 37                                    | 45'           | 154                                 |
| 38                                    | 45'           | 156                                 |
| 39                                    | 45'           | 158                                 |
| 40                                    | 45'           | 160                                 |

|    |     |     |
|----|-----|-----|
| 41 | 45' | 162 |
| 42 | 45' | 164 |
| 43 | 45' | 166 |
| 44 | 45' | 168 |
| 45 | 45' | 250 |

2. **Portable Sign** - One (1) portable sign provided it has no flashing lights and is located at least 10 feet off the right-of-way and does not obstruct vision to vehicular traffic. Maximum sign face area is twenty-five (25) square feet. Such sign shall be anchored to the ground and meet the requirements of the State Electrical Code for safety and efficiency.

**9-105. Abandoned Nonconforming Sign** - Any sign advertising a discontinued use, occupant, product or service after a period of two (2) years shall not be reestablished or changed in any way not in conformity with provisions of this resolution.

~~9-106. Other Signs~~ - Any proposed freestanding sign not addressed by the preceding provisions of this article shall conform to the requirements of Section 9-102.1 (4). Conflicting paragraph

**9-107. Signs Permitted on Review** - Special signs may be permitted on review by the Planning Commission, provided however that no permit may be issued except with the written approval of the Planning Commission and subject to such conditions as the Planning Commission may require to preserve and protect the character of the district in which the proposed sign is to be located."

**9-108. Temporary Construction Signs** - Upon approval of any construction project, one temporary, freestanding sign may be located on the premises throughout the duration of the project. Such sign shall be setback a minimum of ten (10) feet from all property lines, shall not be located with the sight-distance clearance triangle at roadway intersections, and shall be limited to thirty-two (32) square feet per sign face. Such sign shall be removed upon completion of the project and/or upon installation of a permitted permanent freestanding sign, whichever occurs first. Individual contractor signs shall not be allowed as they are defined as off-premises advertising and prohibited herein.

**9-109. Electronic Message Board Signs on Freestanding Sign Structures**

**Freestanding Signs with Electronic Message Board Sign Faces** - are permitted in any B-3, B-4, PBD or PBD-3 Zoning District with an operating business or on any parcel where a place of community assembly is operating such as a church, community center, church fellowship hall, school, fire department (amended again in 2017 to include fire dept.) or facility operated by emergency responders serving the county. Such business or facility may have one (1) freestanding electronic message board sign as part of the permitted freestanding sign but not in addition to the allowable freestanding sign per road with the following conditions:

9-109.1 Only one freestanding electronic message board sign shall be permitted per site, and limited to information by words, letters, or still pictures; and

9-109.2 Such sign shall be located on a lot that has at least 100 feet of publicly maintained road frontage along an arterial or major collector road as classified on the *Sullivan County Major Thoroughfare Plan*; and

9-109.2.1 The electronic message board must be a part of the primary freestanding sign with a maximum size of 50 square feet per side or in lieu of the freestanding sign, but not in addition to the maximum allowable signs per lot. The electronic message board portion of the freestanding sign must not exceed 50 percent of the total freestanding sign face as permitted; and

9-109.3 The maximum height of the sign is as permitted in the sign code by district regulations; and

9-109.4 Electronic message boards shall include an automatic dimmer. The maximum allowable brightness of an electronic message board shall not exceed 4,000 Nits during the hours between 7:00AM to 10:00PM and 1,000 Nits after 10:00PM to 7:00AM; and

- 9-109.5 Electronic message boards shall not interfere with traffic signal devices as determined by the Building Official; and
- 9-109.6 Electronic message boards shall not be used for off-premises advertising rather must be accessory to the principal use of the parcel on which it is located; and
- 9-109.7 Signage shall be limited to text, images and still pictures only with no video or animation of any type; and
- 9-109.8 As with all other signs, no scrolling or flashing text or images will be permitted; and
- 9-109.9 Any display of texts or images on an electronic message board sign shall be for a minimum of five (5) seconds in duration; any message change shall be completed within one (1) second rather than gradually fade in and out, shall be simultaneous and fixed in place for the minimum of five (5) seconds; and
- 9-109.10 No electronic message board sign shall be permitted within any historic district or conservation overlay zone (H-1, H-2 or CV1-6); and
- 9-109.11 The images and messages displayed must be complete in themselves, without continuation in content to the next image or message or to any other sign; and
- 9-109.12 The Changeable Message Sign shall not be configured to resemble a warning, danger signal, official signage used to control traffic or to cause a driver to mistake the digital sign for a warning or danger signal; and
- 9-109.13 All sign structures and sign faces shall be fixed with no moving or rotating parts.

**9-110. Wall Signs**

- 9-110.1 Wall Sign may be mounted on any nonresidential building but shall be limited to one (1) square feet of wall sign area per horizontal linear foot of the exterior wall length for which the sign shall be located; and
- 9-110.2 Wall Signs may be internally illuminated on any non-residential building where permitted by zoning district, however shall not be internally illuminated within any historic zoning overlay district; and
- 9-110.3 Electronic Message Boards shall not be located on any façade, roof or other portion of any building.

**9-111. Exempt Signs** The following signs shall be allowed in any zoning district without a permit so long as they are located on private property and outside of any rights-of-way:

- 9-111.1 Directional Signs so long as they are off the rights-of-way and with a maximum sign face of four (4) square feet.
- 9-111.2 Flags of any nation, government, or non-commercial organization;
- 9-111.3 Government signs.
- 9-111.4 Real Estate Signs.
- 9-111.5 Memorial signs, cornerstones and similar signs containing the name of the building and date of erection, provided such signs are permanently installed on the building.
- 9-111.6 Interior window signs which consist entirely of letters, numerals, and symbols.
- 9-111.7 Political Sign.

9-111.8 Non-commercial seasonal displays customarily associated with a national, local, or religious holiday, provided such are not used to advertise the name of a product, service or business. Such displays shall be removed promptly after the holiday.

9-112. Freestanding Signs within A-2, A-1, R-1, R-2, R-2A, R-3, R-3A, or R-3B. The following sign provisions shall be allowed in these agricultural and residential zones for any permitted such as subdivision entrance signs, apartment complex signs, mobile home park signs, churches, community center or other neighborhood/community land use other than single family individual lots. One freestanding sign shall be permitted per entrance to the major subdivision, park entrance, church entrance or apartment complex:

Permitted Sign: Freestanding Entrance Sign - One (1) freestanding on-premise sign shall be permitted for each street frontage granting access to the premises per Article 904.1 part 1(a). Maximum height of each such freestanding sign shall be fifteen (15) feet. Maximum area of each such sign shall be thirty-two (32) square feet, per sign face. No such sign shall be permitted which does not meet the required ten (10) foot setback from any property line or public right-of-way. If more than one access is provided and allowed, but only one sign is requested, such sign shall be limited to 9-104.1 subpart 1(b) of the matrix. Such sign shall be anchored to the ground. Subdivision Entrance Signs located within a median or cul-de-sac for the development may be permitted; however shall be maintained by the Home Owners' Association or landowner of the development and shall not be the responsibility of the County. All signs shall provide for free and clear sight visibility for motorists. (See Appendix C).

Prohibited Signs:

1. Portable Sign - portable signs shall be *prohibited* within all agricultural and residential zones.
2. Home-Occupation Signs - freestanding or exterior wall signage for home-based business shall be prohibited in these zoning districts to preserve the residential character of the district.

(Articles 9-109 through 9-111 were added on 02/18/2014 with minor amendment in 2017) (Article 9-112 proposed amendment on 12/10/2019)

**Ambre Torbett**

---

**From:** Weems, Ken <KenWeems@KingsportTN.gov>  
**Sent:** Friday, November 22, 2019 8:33 AM  
**To:** Ambre Torbett  
**Subject:** RE: County sign text amendment report

Hi Ambre!

Last night my pc voted unanimously (7-0) to send a positive recommendation to the cc to approve the county sign text amendment.

Thanks,

**Ken Weems, AICP**  
Planning Manager  
City of Kingsport  
P: 423-229-9368  
C: 423-782-0116  
[kenweems@kingsporttn.gov](mailto:kenweems@kingsporttn.gov)



**KINGSPORT**  
TENNESSEE  
225 W. Center Street  
Kingsport, TN 37660  
[www.kingsporttn.gov](http://www.kingsporttn.gov)

---

**From:** Weems, Ken  
**Sent:** Thursday, November 07, 2019 4:47 PM  
**To:** Ambre Torbett ([planning@sullivancountytn.gov](mailto:planning@sullivancountytn.gov))  
**Subject:** County sign text amendment report

Ambre,

Please find my report attached for the county sign text amendment. I'll forward my pc's vote to you on the morning of Nov 22.

Thanks,

**Ken Weems, AICP**  
Planning Manager  
City of Kingsport  
P: 423-229-9368  
C: 423-782-0116  
[kenweems@kingsporttn.gov](mailto:kenweems@kingsporttn.gov)



**KINGSPORT**  
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Kingsport, TN 37660  
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**Ambre Torbett**

**From:** Weems, Ken <KenWeems@KingsportTN.gov>  
**Sent:** Tuesday, October 01, 2019 3:13 PM  
**To:** Ambre Torbett; Harmon, Jessica; Cherith Young; Ross Peters  
**Subject:** RE: Amendments to the SC Sign Code - ARTICLE IX of the 2019 Zoning Resolution.docx

Ambre,

The changes all look common sense to me. For subdivision entrance signs, we also allow them in a grassed median "provided the sign does not interfere with traffic." The grassed median signs seem preferable when a median exists. I work with our traffic super to verify absence of traffic interference.

Thanks,

**Ken Weems, AICP**  
 Planning Manager  
 City of Kingsport  
 P: 423-229-9368  
 C: 423-782-0116  
[kenweems@kingsporttn.gov](mailto:kenweems@kingsporttn.gov)



225 W. Center Street  
 Kingsport, TN 37660  
[www.kingsporttn.gov](http://www.kingsporttn.gov)

**From:** Ambre Torbett [mailto:planning@sullivancountytn.gov]  
**Sent:** Thursday, September 26, 2019 1:48 PM  
**To:** Weems, Ken; Harmon, Jessica; Cherith Young; Ross Peters  
**Subject:** Amendments to the SC Sign Code - ARTICLE IX of the 2019 Zoning Resolution.docx

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear City Planners,

Can you take a look at my proposed changes and share your thoughts and concerns please. We have some conflicting language so I need to clean this up. I will put this on my October 15<sup>th</sup> Planning Commission meeting so it will come to you all thereafter. Would like your feedback first.

Thanks,

**Ambre M. Torbett, AICP**  
 Director, Planning & Codes Dept.  
 Sullivan County Government  
 3411 Hwy. 126, Suite 3D  
 Blountville, TN 37617  
 423.323.6440 main office  
 423.279.2603 direct line  
 423.279.2886 fax  
[www.sullivancountytn.gov](http://www.sullivancountytn.gov)

Sullivan County Sign Text Amendment

|   |           |   |          |
|---|-----------|---|----------|
| <b>Property Information</b>   |           | County-wide   |          |
| Address   |           |   |          |
| Tax Map, Group, Parcel  |           |   |          |
| Civil District  |           |   |          |
| Overlay District  |           |   |          |
| Land Use Designation  |           |   |          |
| Acres   |           |   |          |
| Existing Use  |           | Existing Zoning   |          |
| Proposed Use  |           | Proposed Zoning   |          |
| <b>Owner / Applicant Information</b>  |           |   |          |
| Name: Sullivan County   |           | Intent: To amend Article IX of the County zoning code in reference to signs |          |
| Address: 3411 TN-126 #30  |           |   |          |
| City: Blountville   |           |   |          |
| State: TN   |           |   |          |
| Zip Code: 37617   |           |   |          |
| Email: <a href="mailto:planning@sullivancountyttn.gov">planning@sullivancountyttn.gov</a> |           |   |          |
| Phone Number: (423) 323-6440  |           |   |          |
| <b>Planning Department Recommendation</b>   |           |   |          |
| (Approve, Deny, or Defer)   |           |   |          |
| The Kingsport Planning Division recommends APPROVAL                                       |           |   |          |
| Planner:  | Ken Weems | Date:   | 11/4/19  |
| <b>Planning Commission Action</b>   |           | Meeting Date:   | 11/21/19 |
| Approval:   |           |   |          |
| Denial:   |           | Reason for Denial:  |          |
| Deferred:   |           | Reason for Deferral:  |          |

**INTENT**

To amend Article IX of the Sullivan County zoning code in reference to signs

CONSENT AGENDA  
February 20, 2020

**Item 5            Resolution No. 2020-02-10**

**Sponsors: Calton/ Locke**

**RESOLUTION TO Receive and Distribute payment of \$62,500 from the Sullivan County 911 Emergency Communications Board for access to the Sullivan County 800 MHz Radio System Recording device**

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session on the 20<sup>th</sup> day of February, 2020 hereby authorize accepting the payment form the Sullivan county 911 Emergency Communications Board in the amount of \$62,500 to be used for the upgrade of the Sullivan County Emergency Radio Recording System.

**Item 6            Resolution No. 2020-02-11**

**Sponsors: Harkleroad/ Broughton**

**RESOLUTION TO RENAME PORTION OF REEDY CREEK ROAD TO HOOKER ROAD IN THE 6TH COMMISSION DISTRICT**

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby authorizes the following change to roads in the 6<sup>th</sup> Commission District in Sullivan County:

Renaming approximately 500 feet of existing roadway known as Reedy Creek Road to Hooker Road:

Said section of roadway to begin at the intersection of Hooker Road and Reedy Creek Road, as shown on Tax Map 34; then going South a distance of approximately 500 feet until said roadway intersects with US 11W.

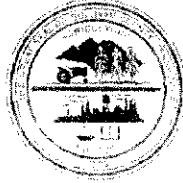
**Item 7            Resolution No. 2020-02-12**

**Sponsors: Cross/ Cole**

**RESOLUTION TO APPLY, ACCEPT AND APPROPRIATE FUNDS FROM THE TOP GRANT FROM THE TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT GRANT BEGINNING MARCH 1, 2020**

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves applying, accepting and appropriating funds for a grant in an amount of \$10,632 available through Tennessee Department of Economic and Community Development to be used for WiFi Hotspots to be used by library patrons at no cost to the patron.

BE IT FURTHER RESOLVED that the Sullivan County Public Library Director is authorized to execute the grant contract and all other documents that are required to receive, implement, and request funds or reimbursements in relation to this grant project. Account Codes to be assigned by the Director of Accounts and Budgets.



**Item 8 Resolution No. 2020-02-13**

**Sponsors: Crosswhite/ Blalock**

**RESOLUTION TO ACCEPT AND APPROPRIATE FUNDS FROM THE TENNESSEE HISTORICAL RECORDS ADVISORY BOARD IN THE AMOUNT OF \$2,000 FOR THE DEPARTMENT OF ARCHIVES AND TOURISM**

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves accepting and appropriating funds for a grant in an amount of \$2,000 available through the Tennessee State Library and Archives, National Historical Publications and Records Commission administered through the Tennessee Historical Records Advisory Board.

BE IT FURTHER RESOLVED that the Director of the Sullivan County Department of Archives and Tourism is authorized to execute the grant contract and all other documents that are required to receive, implement, and request funds or reimbursements in relation to this grant project. Account Codes to be assigned by the Director of Accounts and Budgets.

**Item 9 Resolution No. 2020-02-14**

**Sponsors: Vance/ Morrell**

**RESOLUTION to Accept and Appropriate Funds for the Middle School STEM Start-Up Grant**

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 (\$9,669.00), as required by the Middle School STEM Start-Up Grant Contract. The revenue and expenditure account codes for the grant are as follows:

| Account Number | Account Description              | Amount |
|----------------|----------------------------------|--------|
| 46590-781      | Other State Education Funds      | 9,669  |
| 71300-730-781  | Vocational Instruction Equipment | 9,669  |

**Item 10 Resolution No. 2020-02-15**

**Sponsors: Crawford/ Calton**

**RESOLUTION TO ACCEPT AN OFFER MADE ON COUNTY OWNED DELINQUENT TAX PROPERTY IN THE 10th CIVIL DISTRICT**

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves the sale of the property located in the 10th Civil District identified as Tax Map 31B, Group B, Parcel 37.00, also known as 298 Alabama Street, Kingsport, TN to Billy Gillenwater for the amount of \$5,000 in accordance with T.C.A. § 67-5-2507.

BE IT FURTHER RESOLVED that a provision of the sale be that Billy Gillenwater agrees to bring the property into compliance with the Sullivan County Property Maintenance Code within one year of receiving the deed for this property.

# Agenda subject voting report

104

Meeting name

Sullivan County Commission Feb 2020

2/20/2020

17 CONSENT AGENDA  
Vote

**Description**

Item 5 Resolution No. 2020-02-10

Item 6 Resolution No. 2020-02-11

Item 7 Resolution No. 2020-02-12

Item 8 Resolution No. 2020-02-13

Item 9 Resolution No. 2020-02-14

Item 10 Resolution No. 2020-02-15

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 6:47:05 PM  
**Voting stop time** 6:47:22 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        |
| <b>Total result</b> | <b>23</b> | <b>0</b> |

**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   |         |    |        |

Agenda subject voting report

105

Meeting name

Sullivan County Commission Feb 2020

2/20/2020

| Name                 | Yes | Abstain | No | Absent |
|----------------------|-----|---------|----|--------|
| Glover, Hershel ()   | X   |         |    |        |
| Harkleroad, Terry () | X   |         |    |        |
| Herron, Joe ()       | X   |         |    |        |
| Hutton, Mark ()      | X   |         |    |        |
| Jones, Sam ()        | X   |         |    |        |
| King, Dwight ()      | X   |         |    |        |
| Leonard, Tony ()     | X   |         |    |        |
| Locke, Hunter ()     |     |         |    | X      |
| Morrell, Randy ()    | X   |         |    |        |
| Stanley, Angie ()    | X   |         |    |        |
| Starnes, Alicia ()   | X   |         |    |        |
| Stidham, Gary ()     | X   |         |    |        |
| Vance, Mark ()       | X   |         |    |        |
| Woods, Doug ()       | X   |         |    |        |

  
**Sullivan County**  
**Board of County Commissioners**  
**240<sup>th</sup> Annual Session**

Item 1  
No. 2020-02-01

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 20<sup>th</sup> day of February 2020.

**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 20<sup>th</sup> day of February, 2020.

Attest:

  
Teresa Jacobs, County Clerk

Approve:

  
Richard S. Venable, County Mayor

**Sponsor: Commissioner Darlene Calton**

**Co-Sponsor: Commissioner John Gardner**

2020-02-01      ACTION: 2/20/20 – Approved 23 Yes, 1 Absent

## Agenda subject voting report

107

Meeting name

Sullivan County Commission Feb 2020

2/20/2020

10 Zoning Amendments  
Vote

**Description** February 20, 2020  
**Chairman** Venable, Richard

**Total vote result**

**Voting start time** 6:15:36 PM  
**Voting stop time** 6:16:07 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        |
| <b>Total result</b> | <b>23</b> | <b>0</b> |

**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   |         |    |        |
| Herron, Joe ()       | X   |         |    |        |
| Hutton, Mark ()      | X   |         |    |        |
| Jones, Sam ()        | X   |         |    |        |
| King, Dwight ()      | X   |         |    |        |
| Leonard, Tony ()     | X   |         |    |        |
| Locke, Hunter ()     |     |         |    | X      |
| Morrell, Randy ()    | X   |         |    |        |
| Stanley, Angie ()    | X   |         |    |        |
| Starnes, Alicia ()   | X   |         |    |        |
| Stidham, Gary ()     | X   |         |    |        |
| Vance, Mark ()       | X   |         |    |        |
| Woods, Doug ()       | X   |         |    |        |



**Sullivan County**  
**Board of County Commissioners**  
 239<sup>th</sup> Annual Session

Item 2  
 No. 2019-10-93

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 21<sup>st</sup> day of November, 2019.

**RESOLUTION TO APPROVE THE SALE OF A SMALL PARCEL OF LAND BEING ABOUT 0.196 +/- ACRES LOCATED IN THE 14<sup>TH</sup> CIVIL DISTRICT**

WHEREAS, Sullivan County acquired land in March 2000 at the intersection of Mitchell Road and Eastern Star Road in the 14<sup>th</sup> Civil District; and,

WHEREAS, the irregular shaped parcel of land being about 0.196 +/- acres has not been used by the County but, is needed by adjacent property owner to improve their existing parcel; and,

WHEREAS, the sale of property has been evaluated and approved by the Sullivan County Building Committee; and

WHEREAS, the property owner, has offered to purchase said parcel of property for the sum of One Thousand Dollars (\$1,000.00);

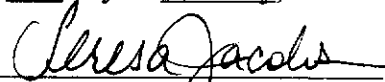
**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County Tennessee have assembled in Regular Session and hereby approve the sale and transfer of said 0.196 +/- acre parcel, known as Parcel #2 as described in Deed Book 1509C, Page 151 and further described in a survey by Richard Davies dated August 28, 2019.

**BE IF FURTHER RESOLVED** that the purchaser, Taylor Properties, LP2 will purchase the parcel for an amount of One Thousand Dollars (\$1,000) and that the County makes no guaranties as to the condition of said property.

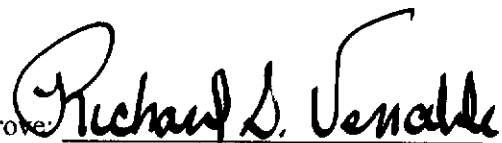
This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Approved this 20<sup>th</sup> day of February, 2020.

Attest:

  
 Teresa Jacobs, County Clerk

Approve:

  
 Richard S. Venable, County Mayor

**Sponsored By: Commissioner Angie Stanley**  
**Co-Sponsor(s): Commissioner Dwight King**

COMMITTEE: 11/12/19 – Executive, no action; 11/12/19 Administrative, no action;

COMMISSION: 10/17/19 – 1<sup>st</sup> Reading; 11/21/19 – Deferred; 12/19/19 – Deferred; 01/16/20 – Deferred  
 02/20/20 – Approved 23 Yes, 1 Absent

## Agenda subject voting report

109

Meeting name

Sullivan County Commission Feb 2020

2/20/2020

18 OLD BUSINESS Item # 2 Resolution No. 2019-10-93 Sponsors: Stanley/ King  
Vote

**Description**

RESOLUTION TO APPROVE THE SALE OF A SMALL PARCEL OF LAND  
BEING ABOUT 0.196

+/- ACRES LOCATED IN THE 14TH CIVIL DISTRICT

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 6:49:20 PM  
**Voting stop time** 6:49:32 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        |
| <b>Total result</b> | <b>23</b> | <b>0</b> |

**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   |         |    |        |
| Herron, Joe ()       | X   |         |    |        |
| Hutton, Mark ()      | X   |         |    |        |
| Jones, Sam ()        | X   |         |    |        |
| King, Dwight ()      | X   |         |    |        |
| Leonard, Tony ()     | X   |         |    |        |
| Locke, Hunter ()     |     |         |    | X      |
| Morrell, Randy ()    | X   |         |    |        |
| Stanley, Angie ()    | X   |         |    |        |
| Starnes, Alicia ()   | X   |         |    |        |
| Stidham, Gary ()     | X   |         |    |        |
| Vance, Mark ()       | X   |         |    |        |
| Woods, Doug ()       | X   |         |    |        |

  
**Sullivan County**  
**Board of County Commissioners**  
**240<sup>th</sup> Annual Session**

Item 3  
No. 2020-01-03

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 16<sup>th</sup> day of January 2020.

**RESOLUTION updating the Property Maintenance Code for Sullivan County from the 2006 edition to the 2018 edition of the International Property Maintenance Code establishing minimum maintenance standards for exterior structure areas, exterior property areas, basic equipment, light, ventilation, heating, sanitation and fire safety in the unincorporated areas of Sullivan County, and the responsibility is fixed among owners, operators and occupants for code compliance, and providing for the issuance of permits, enforcement of this Code, imposition of fines and penalties, collection of fees, and all things necessary to the enforcement thereof.**

**WHEREAS**, Sullivan County previously adopted the 2006 edition of the International Property Maintenance Code, and it is time to update to the 2018 edition; and pursuant to TCA 5-1-121, Sullivan County previously established monetary penalties of not to exceed \$500 for each violation of its zoning, property maintenance and building code ordinances;

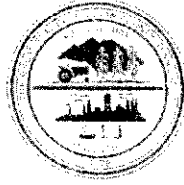
**NOW THEREFORE BE IT RESOLVED** by the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, that the International Property Maintenance Code, 2018 edition, Chapters 1 through 8 and Appendix A, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code for Sullivan County to be applicable in the unincorporated areas of Sullivan County; and

**BE IT FURTHER RESOLVED** that all previous actions of this County Commission providing for the implementation and enforcement of the Property Maintenance Code for Sullivan County, and all things necessary for issuance of permits, imposition of fines and penalties, and collection of fees, are hereby adopted and/or confirmed; and

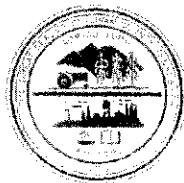
**BE IT FURTHER RESOLVED** that said International Property Maintenance Code, 2018 edition, with the revisions prescribed in this Resolution, is made a part hereof as if fully set out in this resolution; and

**BE IT FURTHER RESOLVED** that the following sections of the International Property Maintenance Code, 2018 edition, Chapters 1 through 8 and Appendix A, as published by the International Code Council, are hereby revised as follows for adoption as the Property Maintenance Code for Sullivan County:

1. Section 101.1 "Title" is amended by deleting the text "[name of jurisdiction]" and in lieu thereof substituting the text "Sullivan County".
2. Section 103.1 "General" and all like references thereafter are amended by deleting the text "department of property maintenance" and in lieu thereof substituting the text "Planning and Codes Department".



3. Section 103.5 "Fees" is amended by adding the following text as the approved fee schedule: "Adopted fees as approved by Sullivan County in the 2006 International Residential Code".
4. Section 112.4 "Failure to comply" is amended by deleting the text "of not less than [AMOUNT] dollars or more than [AMOUNT] dollars" and in lieu thereof substituting the text "not to exceed Five Hundred Dollars (\$500.00) and pursuant to TCA 5-1-121".
5. Section 202 "General Definitions" is amended to add the following word and definition: "Junk. Material, articles, clutter, or items of personality that are worn, cast off, discarded, secondhand, or are of poor quality or little worth, or that have been discarded or kept for salvage, or are ready for destruction or discard, or have been left deteriorating out in the weather."
6. Section 303.2 "Enclosures", pertaining to swimming pools, is amended by deleting the text "24 inches (610mm)" and in lieu thereof substituting the text "36 inches (915mm)" pursuant to the definition of "swimming pool" in TCA 68-14-802.
7. Section 302.4 "Weeds" is amended by deleting the text "[jurisdiction to insert height in inches]" and in lieu thereof substituting "12 inches".
8. Section 304.2 "Protective treatment" is amended by deleting it in its entirety and in lieu thereof substituting the text "Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches' balconies, deck, and fences, shall be maintained in good condition."
9. Section 304.14 "Insect screens" is amended by deleting the text "During the period from [DATE] to [DATE]".
10. Section 308 shall be amended such that the title reads as follows: "Section 308 Rubbish, Junk and Garbage".
11. Section 308.1 shall be amended to read as follows: "Accumulation of rubbish, junk or garbage. *Exterior property and premises*, and the interior of every structure, shall be free from any accumulation of *rubbish, junk* or garbage."
12. Section 404.4.1 "Room area" is amended by deleting the text "shall contain not less than 120 square feet" and in lieu thereof substituting the text "shall contain not less than 70 square feet".
13. Section 602.3 "Heat supply" is amended by deleting the text "During the period from [DATE] to [DATE]".
14. Section 602.4 "Occupiable work spaces" is amended by deleting text "during the period from [DATE] to [DATE]".
15. Section 703 "Fire-Resistance Rating" deleting this section entirely.



16. Section 704 "Fire protection systems" are amended by deleting the text in its entirety and adding the text "pursuant to sections R314, R315 of the International Residential Code".

14. Delete: Chapter 6 section 604, Electrical Facilities

15. Delete: Chapter 6 section 605, Electrical Equipment

16. Delete: Chapter 6 section 606, Elevators, Escalators, and Dumbwaiters

**BE IT FURTHER RESOLVED**, that nothing in this Resolution or in the Property Maintenance Code for Sullivan County herewith adopted shall be construed to limit or impair any suit or proceeding pending in any court or any right, remedy or cause of action legally acquired or legally existing or liability legally incurred under rules, regulations or Resolution hereby replaced by this Resolution; and

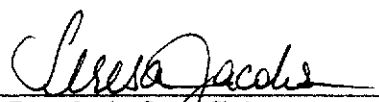
**BE IT FURTHER RESOLVED** that each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code for Sullivan County, and the revisions, changes and amendments thereto, shall be on file in the office of the Sullivan County Building Commissioner/Building Official/Code Official; and

**BE IT FURTHER RESOLVED** that the Property Maintenance Code for Sullivan County, the revisions and changes defined herewith, and the rules, regulations, provisions, requirements, and all matters established and adopted as a part thereof shall take effect and be in full force and effect on March 1, 2020 and from that day forward.

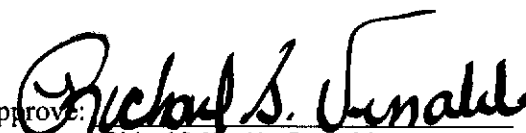
This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Duly passed and approved this 20<sup>th</sup> day of February, 2020.

Attest:

  
Teresa Jacobs, County Clerk

Approve:

  
Richard S. Venable, County Mayor

**Sponsored By: Commissioner Darlene Calton**

**Co-Sponsor(s): Commissioner John Gardner**

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2020-01-03 COMMISSION ACTION: 01/16/20 – 1<sup>st</sup> Reading; 02/20/20 – Approved 19 Yes, 3 No, 2 Absent

## Agenda subject voting report

113

Meeting name

Sullivan County Commission Feb 2020

2/20/2020

19 NEW BUSINESS Item 3 Resolution No. 2020-01-03 Sponsors: Calton/ Gardner  
Vote

**Description**

RESOLUTION updating the Property Maintenance Code for Sullivan County from the 2006 edition to the 2018 edition of the International Property Maintenance Code establishing minimum maintenance standards for exterior structure areas, exterior property areas, basic equipment, light, ventilation, heating, sanitation and fire safety in the unincorporated areas of Sullivan County, and the responsibility is fixed among owners, operators and occupants for code compliance, and providing for the issuance of permits, enforcement of this Code, imposition of fines and penalties, collection of fees, and all things necessary to the enforcement thereof

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 6:50:22 PM  
**Voting stop time** 6:50:42 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

|               |    |
|---------------|----|
| Yes           | 19 |
| Abstain       | 0  |
| No            | 3  |
| Total Present | 22 |
| Absent        | 2  |

**Group voting result**

| Group               | Yes       | No       | Absent   |
|---------------------|-----------|----------|----------|
| No group            | 19        | 3        | 0        |
| <b>Total result</b> | <b>19</b> | <b>3</b> | <b>0</b> |

**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   |         |    |        |
| Herron, Joe ()       | X   |         |    |        |
| Hutton, Mark ()      | X   |         |    |        |
| Jones, Sam ()        | X   |         |    |        |
| King, Dwight ()      |     |         | X  |        |
| Leonard, Tony ()     | X   |         |    |        |
| Locke, Hunter ()     |     |         |    | X      |
| Morrell, Randy ()    | X   |         |    |        |
| Stanley, Angie ()    | X   |         |    |        |

### Agenda subject voting report

Meeting name

Sullivan County Commission Feb 2020

2/20/2020

| Name               | Yes | Abstain | No | Absent |
|--------------------|-----|---------|----|--------|
| Starnes, Alicia () | X   |         |    |        |
| Stidham, Gary ()   | X   |         |    |        |
| Vance, Mark ()     | X   |         |    |        |
| Woods, Doug ()     | X   |         |    |        |



Item 4  
No. 2020-01-09

To the Honorable Richard Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 16<sup>th</sup> day of January 2020.

**RESOLUTION TO CALL FOR A REFERENDUM OF THE QUALIFIED VOTERS IN COUNTY AREAS OF SULLIVAN COUNTY, TENNESSEE, AND IN ACCORDANCE WITH *TENNESSEE CODE ANNOTATED*, SECTION 57-4-103, PERMITTING AND LEGALIZING THE SALE OF LIQUOR BY THE DRINK WITHIN THE COUNTY AREAS OF SULLIVAN COUNTY.**

**WHEREAS**, this Sullivan County Board of Commissioners continually researches revenue streams, such as Liquor by the Drink, that are not directly aligned with increases in tax rates that, by design, put additional obligation on payers of property taxes; and

**WHEREAS**, Liquor-by-the-Drink revenues can be a catalyst for new business opportunities and can provide significant investment in economic development in county areas; and

**WHEREAS**, currently, certain restaurant establishments in municipalities are permitted to seek approval for liquor by the drink, while those same type establishments are not permitted in county areas of Sullivan County, placing these restaurant establishments at a competitive disadvantage; and

**WHEREAS**, revenues collected from Liquor-by-the-Drink taxes in municipalities are not shared with county areas of Sullivan County; and

**WHEREAS**, *Tennessee Code Annotated* 57-4-103(a)(1), provides that a county legislative body, by adoption of a resolution by a two-thirds (2/3) vote, and not less than forty-five (45) days before the date on which an election is scheduled to be held, may direct the Election Commission to submit a question by referendum to the qualified voters as to whether sale of alcoholic beverages for consumption on the premises shall be permitted in county areas of Sullivan County; and

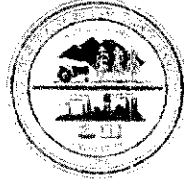
**WHEREAS**, *Tennessee Code Annotated*, Section 57-4-103(a)(2), provides that referenda can be scheduled to be held with the regular November general election and can be achieved by two-thirds (2/3) majority vote on January 16, 2020 by this Sullivan County Board of Commissioners; and

**WHEREAS**, should a referendum on the question be successful by this Sullivan County Board of Commissioners, then sale of Liquor-by-the-Drink beverages for consumption may be permitted on the premises that have received proper licensing from the Tennessee Alcoholic Beverage Commission to the extent permissible under Title 57 of *Tennessee Code Annotated*; and

**WHEREAS**, this Sullivan County Board of Commissioners finds it to be in the interest of its citizens to call for a referendum on the question of whether sale of Liquor-by-the-Drink beverages for consumption shall be permitted on the premises in county areas of Sullivan County; and

**NOW THEREFORE, BE IT RESOLVED** by a two-thirds (2/3) vote by this Sullivan County Board of Commissioners meeting in Regular Session on January 16, 2020 shall notify to place on the November 3, 2020





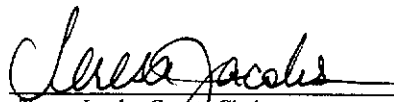
State and Federal General Election ballot, the question of permitting and legalizing the sale of Liquor by the Drink for consumption on the premises within the county areas of Sullivan County. A certified copy of this Resolution shall be filed by the Sullivan County Clerk with the Sullivan County Election Commission pursuant to *Tennessee Code Annotated 57-4-103*.

**AND BE IT FURTHER RESOLVED, *Tennessee Code Annotated*, Section 57-4-103(b), provides:**  
**At any such election, the only question submitted to the voters of unincorporated areas of Sullivan County shall be in the following form, thus established by the Sullivan County Election Commission:**

**For legal sale of liquor-by-the-drink beverages for consumption on the premises in Sullivan County**  
**Against legal sale of liquor-by-the-drink beverages for consumption on the premises in Sullivan County**

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 20th day of February, 2020.

Attest:   
 Teresa Jacobs, County Clerk

Approved:   
 Richard S. Venable, County Mayor

**Sponsored By: Commissioner Hershel Glover**

**Co-Sponsor(s): Commissioner Joyce Crosswhite, Dwight King, Dr. Mark Hutton, everyone voting in the affirmative added as co-sponsors.**

2020-01-09 COMMISSION ACTION: 01/16/20 – First Reading; 02/20/20 – Approved 21 Yes, 1 Abstain, 1 No, 1 Absent

## Agenda subject voting report

117

Meeting name

Sullivan County Commission Feb 2020

2/20/2020

20 OLD BUSINESS Item # 4 Resolution No. 2020-01-09 Sponsors: Glover/Crosswhite  
Vote

**Description**

RESOLUTION TO CALL FOR A REFERENDUM OF THE QUALIFIED VOTERS IN COUNTY AREAS OF SULLIVAN COUNTY, TENNESSEE, AND IN ACCORDANCE WITH TENNESSEE CODE ANNOTATED, SECTION 57-4-103, PERMITTING AND LEGALIZING THE SALE OF LIQUOR BY THE DRINK WITHIN THE COUNTY AREAS OF SULLIVAN COUNTY

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 6:52:25 PM  
**Voting stop time** 6:52:52 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        |
| <b>Total result</b> | <b>21</b> | <b>1</b> | <b>1</b> | <b>0</b> |

**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   |         |    |        |
| Herron, Joe ()       |     | X       |    |        |
| Hutton, Mark ()      | X   |         |    |        |
| Jones, Sam ()        | X   |         |    |        |
| King, Dwight ()      | X   |         |    |        |
| Leonard, Tony ()     | X   |         |    |        |
| Locke, Hunter ()     |     |         |    | X      |
| Morrell, Randy ()    | X   |         |    |        |
| Stanley, Angie ()    | X   |         |    |        |
| Starnes, Alicia ()   | X   |         |    |        |
| Stidham, Gary ()     | X   |         |    |        |
| Vance, Mark ()       | X   |         |    |        |

Agenda subject voting report

118

Meeting name

Sullivan County Commission Feb 2020

2/20/2020

| Name           | Yes | Abstain | No | Absent |
|----------------|-----|---------|----|--------|
| Woods, Doug () | X   |         |    |        |

QUESTIONS BEFORE THE COMM.

Res. #1 Zoning Amend #1 Zoning Amend #2 Zoning Amend #3 Consent Agenda

Resolutions #2 #3 #4

|            | Res. #1            | Zoning Amend #1    | Zoning Amend #2    | Zoning Amend #3                 | Consent Agenda     | Resolutions #2     | Resolutions #3                                  | Resolutions #4      |
|------------|--------------------|--------------------|--------------------|---------------------------------|--------------------|--------------------|---|---------------------|
| Akard      | ✓                  | ✓                  | ✓                  | ✓                               | ✓                  | ✓                  | A   | ✓                   |
| Blacklock  | ✓                  | ✓                  | ✓                  | ✓                               | ✓                  | ✓                  | ✓   | ✓                   |
| Broughton  | ✓                  | ✓                  | ✓                  | ✓                               | ✓                  | ✓                  | ✓   | ✓                   |
| Calton     | ✓                  | ✓                  | ✓                  | ✓                               | ✓                  | ✓                  | ✓   | ✓                   |
| Cele       | ✓                  | ✓                  | ✓                  | ✓                               | ✓                  | ✓                  | ✓   | ✓                   |
| Crayford   | ✓                  | ✓                  | ✓                  | ✓                               | ✓                  | ✓                  | ✓   | ✓                   |
| Cross      | ✓                  | ✓                  | ✓                  | ✓                               | ✓                  | ✓                  | ✓   | ✓                   |
| Crosswhite | ✓                  | ✓                  | ✓                  | ✓                               | ✓                  | ✓                  | ✓   | ✓                   |
| Gardner    | ✓                  | ✓                  | ✓                  | ✓                               | ✓                  | ✓                  | ✓   | ✓                   |
| George     | ✓                  | ✓                  | ✓                  | ✓                               | ✓                  | ✓                  | ✓   | ✓                   |
| Glover     | ✓                  | ✓                  | ✓                  | ✓                               | ✓                  | ✓                  | ✓   | ✓                   |
| Harpwood   | ✓                  | ✓                  | ✓                  | ✓                               | ✓                  | ✓                  | ✓   | ✓                   |
| Hixon      | ✓                  | ✓                  | ✓                  | ✓                               | ✓                  | ✓                  | ✓   | Abstain             |
| Ortton     | ✓                  | ✓                  | ✓                  | ✓                               | ✓                  | ✓                  | ✓   | ✓                   |
| Jones      | ✓                  | ✓                  | ✓                  | ✓                               | ✓                  | ✓                  | ✓   | ✓                   |
| King       | ✓                  | ✓                  | ✓                  | ✓                               | ✓                  | ✓                  | ✓   | ✓                   |
| Leonard    | ✓                  | ✓                  | ✓                  | ✓                               | ✓                  | ✓                  | ✓   | ✓                   |
| Locke      | A                  | A                  | A                  | A                               | A                  | A                  | A   | A                   |
| Maull      | ✓                  | ✓                  | ✓                  | ✓                               | ✓                  | ✓                  | ✓   | ✓                   |
| Stanley    | ✓                  | ✓                  | ✓                  | ✓                               | ✓                  | ✓                  | ✓   | ✓                   |
| Starnes    | ✓                  | ✓                  | ✓                  | ✓                               | ✓                  | ✓                  | ✓   | ✓                   |
| Stidham    | ✓                  | ✓                  | ✓                  | ✓                               | ✓                  | ✓                  | ✓   | ✓                   |
| Vance      | ✓                  | ✓                  | ✓                  | ✓                               | Abstain            | ✓                  | ✓   | ✓                   |
| Woods      | ✓                  | ✓                  | ✓                  | ✓                               | ✓                  | ✓                  | ✓   | ✓                   |
|            | 23 Yes<br>1 Absent | 23 Yes<br>1 Absent | 23 Yes<br>1 Absent | 22 Yes<br>1 Abstain<br>1 Absent | 23 Yes<br>1 Absent | 23 Yes<br>1 Absent | 19 Yes<br>3 No<br>2 Abstain<br>1 No<br>1 Absent | 21 Yes<br>1 Abstain |

**Sullivan County**  
**Board of County Commissioners**  
 240<sup>th</sup> Annual Session

Item 5  
 No. 2020-02-10

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 20<sup>th</sup> day of February, 2020.

**RESOLUTION TO RECEIVE AND DISTRIBUTE PAYMENT OF \$62,500 FROM THE SULLIVAN COUNTY 911 EMERGENCY COMMUNICATIONS BOARD FOR ACCESS TO THE SULLIVAN COUNTY 800 MHZ RADIO SYSTEM RECORDING DEVICE.**

**WHEREAS**, Sullivan County purchased a new 800 MHz radio and recording system in 2016 for the use of the emergency service agencies within the cities and the county; and

**WHEREAS**, the cities of Bristol and Kingsport have purchased their own radio recording system; and

**WHEREAS**, Motorola is upgrading the current radio system and after the upgrade, any recording system not upgraded will no longer function; and

**WHEREAS**, Sullivan County 911 currently assists with record keeping as well as providing training and quality improvement; however, 911 must access the recording system from within the Sheriff's Office dispatch center; and

**WHEREAS**, the payment from Sullivan County 911 Emergency Communications Board will provide the necessary upgrades to the recording system to function and also allow the personnel to access the system from the 911 offices.

**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session on the 20<sup>th</sup> day of February, 2020 hereby authorize accepting the payment form the Sullivan county 911 Emergency Communications Board in the amount of \$62,500 to be used for the upgrade of the Sullivan County Emergency Radio Recording System.

*WAIVER OF RULES REQUESTED*

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 20<sup>th</sup> day of February, 2020.

Attest:

  
 Teresa Jacobs, County Clerk

Approved:

  
 Richard S. Venable, County Mayor

**Sponsored By: Commissioner Darlene Calton**  
**Co-Sponsor(s): Commissioner Hunter Locke**

2020-02-10 COMMISSION ACTION: 02/20/20 – Approved on Consent 23 Yes, 1 Absent



Item 6  
No. 2020-02-11

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 20<sup>th</sup> day of February, 2020.

**RESOLUTION TO RENAME PORTION OF REEDY CREEK ROAD TO HOOKER ROAD IN THE 6TH COMMISSION DISTRICT**

WHEREAS, Commissioner Terry Harkleroad requested that an approximate 500 feet length of Reedy Creek Road connecting to Highway U.S. 11W South in the 6<sup>th</sup> Commission District be renamed Hooker Road; and,

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

WHEREAS, the Sullivan County Emergency Communications District has been advised of the proposed change and has approved the same.

**NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby authorizes the following change to roads in the 6<sup>th</sup> Commission District in Sullivan County:**

Renaming approximately 500 feet of existing roadway known as Reedy Creek Road to Hooker Road:  
Said section of roadway to begin at the intersection of Hooker Road and Reedy Creek Road, as shown on Tax Map 34; then going South a distance of approximately 500 feet until said roadway intersects with US 11W.

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.

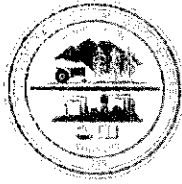
Approved this 20<sup>th</sup> day of February, 2020.

Attest: Teresa Jacobs  
Teresa Jacobs, County Clerk

Approved: Richard S. Venable  
Richard S. Venable, County Mayor

**Sponsored By: Commissioner Terry Harkleroad**  
**Co-Sponsor(s): Commissioner Todd Broughton, Judy Blalock**

2020-02-11 COMMISSION ACTION: 02/20/20 – Approved on Consent 23 Yes, 1 Absent



  
**Sullivan County**  
**Board of County Commissioners**  
**240<sup>th</sup> Annual Session**

Item 7  
No. 2020-02-12

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 20<sup>th</sup> day of February, 2020.

**RESOLUTION TO APPLY, ACCEPT AND APPROPRIATE FUNDS FROM THE TOP GRANT FROM THE TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT GRANT BEGINNING MARCH 1, 2020.**

**WHEREAS**, Sullivan County will receive grant funds in an amount up to \$10,632 available through the Tennessee Department of Economic and Community Development for the purchase of WiFi Hotspot service and

**WHEREAS**, said grant contract will be effective on March 1, 2020 and extend for a period of 12 months after the effective date. Said grant ending February 28, 2021; and

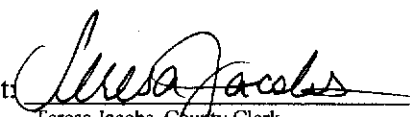
**WHEREAS**, said grantee will agree to participate in the grant project and provide a portion of funding for the project; however, the grantee's participation will not impact the maximum amount reimbursable to the grantee and said amount is intended as a goal for the total project.

**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves applying, accepting and appropriating funds for a grant in an amount of \$10,632 available through Tennessee Department of Economic and Community Development to be used for WiFi Hotspots to be used by library patrons at no cost to the patron.

**BE IT FURTHER RESOLVED** that the Sullivan County Public Library Director is authorized to execute the grant contract and all other documents that are required to receive, implement, and request funds or reimbursements in relation to this grant project. Account Codes to be assigned by the Director of Accounts and 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 20<sup>th</sup> day of February, 2020.

Attest:   
Teresa Jacobs, County Clerk

Approved:   
Richard S. Venable, County Mayor

**Sponsored By: Andrew Cross**  
**Co-Sponsor(s): Michael Cole**

2020-02-12 COMMISSION ACTION: 02/20/20 – Approved on Consent 23 Yes, 1 Absent



**Sullivan County**  
**Board of County Commissioners**  
**240<sup>th</sup> Annual Session**

Item 8  
No. 2020-02-13

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 20<sup>th</sup> day of February, 2020.

**RESOLUTION TO ACCEPT AND APPROPRIATE FUNDS FROM THE TENNESSEE HISTORICAL RECORDS ADVISORY BOARD IN THE AMOUNT OF \$2,000 FOR THE DEPARTMENT OF ARCHIVES AND TOURISM**

**WHEREAS**, the Sullivan County Department of Archives and Tourism is eligible to receive grant funds in an amount of \$2,000 available through the Tennessee State Library and Archives, National Historical Publications and Records Commission administered through the Tennessee Historical Records Advisory Board; and

**WHEREAS**, said grant contract will be effective November 1, 2019 through May 31, 2020; and

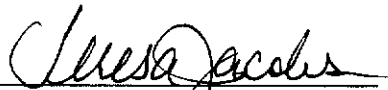
**WHEREAS**, said grantee will agree to participate in the grant project and will be reimbursed a maximum amount of \$2,000 for the digitizing of historic records (no matching funds required).

**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves accepting and appropriating funds for a grant in an amount of \$2,000 available through the Tennessee State Library and Archives, National Historical Publications and Records Commission administered through the Tennessee Historical Records Advisory Board.

**BE IT FURTHER RESOLVED** that the Director of the Sullivan County Department of Archives and Tourism is authorized to execute the grant contract and all other documents that are required to receive, implement, and request funds or reimbursements in relation to this grant project. Account Codes to be assigned by the Director of Accounts and 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 20<sup>th</sup> day of February, 2020.

Attest:   
Teresa Jacobs, County Clerk

Approved:   
Richard S. Venable, County Mayor

**Sponsored By: Commissioner Joyce Crosswhite**  
**Co-Sponsor(s): Commissioner Judy Blalock**

2020-02-13 COMMISSION ACTION: 02/20/20 – Approved on Consent 23 Yes, 1 Absent

**Sullivan County**  
**Board of County Commissioners**  
 240<sup>th</sup> Annual Session

Item 9  
 No. 2020-02-14

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 20<sup>th</sup> day of February, 2020.

**RESOLUTION to Accept and Appropriate Funds for the Middle School STEM Start-Up Grant**

**WHEREAS**, the Sullivan County Department of Education has applied for and received funding from the State of Tennessee to specifically to fund the start-up costs of a STEM Program at Holston Middle School; and


**WHEREAS**, the 2019-2020 grant amount is \$9,669.00 with no matching funds required.

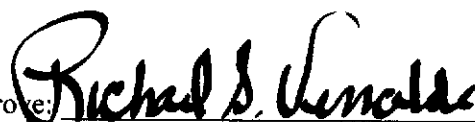
**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the Sullivan County Department of Education to receive, appropriate, and expend said grant funds; not to exceed the above amount (\$9,669.00), as required by the Middle School STEM Start-Up Grant Contract. The revenue and expenditure account codes for the grant are as follows:

| Account Number | Account Description              | Amount |
|----------------|----------------------------------|--------|
| 46590-781      | Other State Education Funds      | 9,669  |
| 71300-730-781  | Vocational Instruction Equipment | 9,669  |

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 20<sup>th</sup> day of February, 2020.

Attest:   
 Teresa Jacobs, County Clerk

Approve:   
 Richard S. Venable, County Mayor

**Sponsored By: Commissioner Mark Vance**  
**Co-Sponsor(s): Commissioner Randy Morrell**

2020-02-14 COMMISSION ACTION: 02/20/20 – Approved on Consent 23 Yes, 1 Absent

  
**Sullivan County**  
**Board of County Commissioners**  
**240<sup>th</sup> Annual Session**

Item 10  
No. 2020-02-15

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 20<sup>th</sup> day of February, 2020.

**RESOLUTION TO ACCEPT AN OFFER MADE ON COUNTY OWNED DELINQUENT TAX PROPERTY IN THE 10th CIVIL DISTRICT**

WHEREAS, Sullivan County acquired real property through a delinquent property tax proceeding; and,

WHEREAS, the current amount of delinquent taxes due against the property to the County is approximately eleven-thousand six-hundred forty-four dollars (\$11,644); and,

WHEREAS, a bid in the amount of five-thousand dollars (\$5,000) has been received from Billy Gillenwater for this parcel of land located in the 10th Civil District identified as Tax Map 31B, Group B, Parcel 37.00, also known as 298 Alabama Street, Kingsport, TN; and,

WHEREAS, the Sullivan County Delinquent Tax Committee has reviewed the delinquency period, location, condition, and value of the property; along with the potential upkeep costs and demolition costs which could be incurred by the County by retaining the property; as well as, the bid placed upon the property; and the Committee has recommended that the County accept the bid proposed.

**NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves the sale of the property located in the 10th Civil District identified as Tax Map 31B, Group B, Parcel 37.00, also known as 298 Alabama Street, Kingsport, TN to Billy Gillenwater for the amount of \$5,000 in accordance with T.C.A. § 67-5-2507.**

**BE IT FURTHER RESOLVED that a provision of the sale be that Billy Gillenwater agrees to bring the property into compliance with the Sullivan County Property Maintenance Code within one year of receiving the deed for this property.**

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 20th day of February, 2020.

Attest:

  
Teresa Jacobs, County Clerk

Approved:

  
Richard S. Venable, County Mayor

**Sponsored By: Commissioner Larry Crawford**

**Co-Sponsor(s): Commissioner Darlene Calton**

2020-02-15 COMMISSION ACTION: 02/20/20 – Approved on Consent 23 Yes, 1 Absent



  
**Sullivan County**  
**Board of County Commissioners**  
**240<sup>th</sup> Annual Session**

Item 11  
No. 2020-02-16

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 20<sup>th</sup> day of February, 2020.

**RESOLUTION TO ADOPT THE COUNTY FINANCIAL MANAGEMENT SYSTEM OF 1981, ORGANIZATION OPTION II, Optional Purchasing Department.**

**WHEREAS**, unlike the 1957 laws, this program includes the management of school funds just like all other county funds; and,

**WHEREAS**, the Tennessee General Assembly has enacted the County Financial Management System of 1981, codified in *Tennessee Code Annotated*, Sections 5-21-101 through 5-21-129; and,

**WHEREAS**, *Tennessee Code Annotated*, Section 5-21-126, authorizes counties to adopt the provisions of the County Financial Management System of 1981 by a two-thirds (2/3) majority vote of the county legislative body; and,

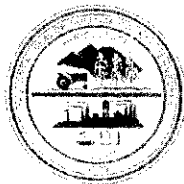
**WHEREAS**, after studying this optional law, this county legislative body of Sullivan County has concluded that it is in the best interest of the county to follow the procedures delineated in the law; and,

**WHEREAS**, sound business practices dictate that establishing a central system would significantly improve internal controls over the accounting and budgeting processes; and,

**WHEREAS**, The Division of Local Government Audit strongly believes (stated in multiple audits):

**SULLIVAN COUNTY SHOULD ADOPT A CENTRAL SYSTEM OF ACCOUNTING AND BUDGETING COVERING ALL DEPARTMENTS**

Sullivan County operates a central purchasing department that makes purchases and enters into contracts for all departments pursuant to Chapter 261, Private Acts of 1947, as amended. For its accounting and budgeting, Sullivan County operates under provisions of Section 5-12-101, et seq., *Tennessee Code Annotated* (TCA), and Section 5-13-101, et seq., TCA. These acts include provisions for centralized accounting and budgeting under the administration of the director of accounts and budgets for funds maintained by the mayor and road superintendent. However, accounting records for the school department are maintained by school department personnel. Sound business practices dictate that establishing a central system would significantly improve internal controls over the accounting and budgeting processes. The absence of a central system of accounting and budgeting has been a management decision by the county commission resulting in decentralization and some duplication of effort. The Division of Local Government Audit strongly believes that the adoption of a central system of accounting and budgeting is a best practice that would significantly improve accountability and the quality of services provided to the citizens of Sullivan County. Therefore, we recommend the adoption of the County Financial Management System of 1981 or a private act, which would provide for a central system of accounting and



budgeting covering all county departments (Source: Division of Local Government Audit (2019 June 30) *Annual Financial Report Sullivan County Tennessee*, (p. 273); and,

**WHEREAS**, historically, a best practice has consistently shown superior results over conventional methods; and,

**NOW, THEREFORE, BE IT RESOLVED** this accounting and budgeting system covering all departments is to be installed within 13 months, beginning on July 1 of the fiscal year after its adoption T.C.A. 5-21-127; and,

**BE IT FURTHER RESOLVED** by this County Legislative Body meeting in Regular Session on this 20th day of February, 2020, that Sullivan County shall be governed by the provisions of the County Financial Management System of 1981, Organization Option II, Optional Purchasing Department, and codified in *Tennessee Code Annotated*, Sections 5-21-101 through 5-21-129, and as it may be amended from time to time.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Attest: \_\_\_\_\_  
Teresa Jacobs, County Clerk

Approve: \_\_\_\_\_  
Richard S. Venable, County Mayor

**Sponsored By: Commissioner Hershel Glover**

**Co-Sponsor(s): Commissioner Joyce Crosswhite, Dwight King, Todd Broughton, Tony Leonard, Dr. Mark Hutton, Judy Blalock, Angie Stanley**

2020-02-16 COMMISSION ACTION: 02/20/20 – 1st Reading;

  
**Sullivan County**  
**Board of County Commissioners**  
**240<sup>th</sup> Annual Session**

Item 12  
No. 2020-02-17

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 20<sup>th</sup> day of February, 2020.

**Resolution for the Board of Commissioners to Extend the Time-Frame for the Agreement Related to Construction of Trunk Lines.**

**WHEREAS**, the City of Bristol, Tennessee has proposed that the City and Sullivan County enter into an agreement memorializing certain changes to and extending the time frame of the existing Sewer Agreement dated April 23, 1996 in order to allow the completion of projects contemplated by that Agreement; and

**WHEREAS**, the County desires to enter into such agreement.

**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, Pursuant Tenn. Code Ann. §7-53-305 (b) (1) (A), do hereby approve the agreement with the City of Bristol, Tennessee, as set forth in its entirety below, and that the Mayor is hereby authorized to sign the agreement on behalf of Sullivan County.

**Agreement Related to Construction of Trunk Lines**

This Agreement effective as of this \_\_\_\_ day of February, 2020, between the City of Bristol, Tennessee, a Tennessee municipal corporation ("City") and Sullivan County, Tennessee, a political subdivision of the state of Tennessee ("County").

RECITALS

WHEREAS, City and County are currently parties to a Sewer Agreement dated April 23, 1996, along with the Cities of Kingsport and the City of Bluff City, Tennessee; and

WHEREAS, the Sewer Agreement, as amended, provides for the construction of certain trunk lines; and

WHEREAS, since the amendment of the Sewer Agreement, City and County have determined that the construction of the previously identified trunk lines will not benefit the parties; and

WHEREAS, by resolution No. 2019-02-19, the Sullivan County Board of County Commissioners resolved to establish an agreement to develop a three-phase project known as the Weaver Pike Project to install sewer lines, including any necessary pump stations, along Weaver Pike; and



WHEREAS, the Weaver Pike Project was intended by the County to replace three unfinished projects from the Sewer Agreement, specifically, the Paperville Knob, Beaver Creek Road, and Evans Creek Phase 2 Projects; and

WHEREAS, the City Council of the City of Bristol, Tennessee in Resolution No. 19-20 resolved to accept the Weaver Pike Project as replacements for the three unfinished projects from the Sewer Agreement; and

WHEREAS, the City and County wish to memorialize the agreement evidenced by the respective resolutions of their governing bodies, to effectuate the purpose of the Sewer Agreement.

1. As between City and County, Exhibit A to the Sewer Agreement shall be deemed to be amended to read as follows, with the deletion of Paperville Knob, Beaver Creek Road, and Evans Creek, Phase 2:

|                        | Estimated Cost        | Year to Fund |
|------------------------|-----------------------|--------------|
| Weaver Pike Subarea #1 | \$1,646,000.00        |              |
| Weaver Pike Subarea #2 | \$1,243,000.00        |              |
| Weaver Pike Subarea #3 | \$447,000.00          |              |
| Weaver Pike Subarea #4 | \$976,000.00          |              |
| <b>TOTAL</b>           | <b>\$4,312,000.00</b> |              |

The replacement projects shall be collectively referred to herein as the "Weaver Pike Project."

2. The "Year to Fund" will be determined by agreement of the Parties, based on community needs; provided, however, that the Weaver Pike Project will be completed prior to the end of the term of the Sewer Agreement, as extended by this Agreement.
3. It is acknowledged by the parties that the Akard School-Back Creek project, identified on amended Exhibit A to the Sewer Agreement, has been completed to the satisfaction of both City and County.
4. The term of the Sewer Agreement as it applies to the Weaver Pike Project shall extend until December 31, 2029.
5. The Weaver Pike Project shall be designed and constructed as set forth in the *Preliminary Engineering Report for Sanitary Sewer System, Weaver Pike Area, Sullivan County, TN* (the "PER") a copy of which is attached hereto as Exhibit
6. County shall be responsible for funding the cost of any remedial work necessary to bring Subarea #1 up to the standards set out in the PER.





7. In the event of any conflict between the Sewer Agreement as it may pertain to the Weaver Pike Project and this Agreement, this Agreement will control.
8. This agreement shall be construed in accordance with and governed by the laws of the State of Tennessee.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on their behalf by their duly authorized representatives' signatures, effective as of the date first written above.

\_\_\_\_\_  
City of Bristol, Tennessee  
By: William L. Sorah  
City Manager

\_\_\_\_\_  
Sullivan County, Tennessee  
By: Richard Venable  
Mayor

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 \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Attest: \_\_\_\_\_  
Teresa Jacobs, County Clerk

Approve: \_\_\_\_\_  
Richard S. Venable, County Mayor

**Sponsored By: Commissioner Mark A. Hutton**

**Co-Sponsor(s): Commissioner David Akard, Mark Vance, Hershel Glover, Dwight King**

2020-02-17 COMMISSION ACTION: 02/20/20 – 1<sup>st</sup> Reading;

  
**Sullivan County**  
**Board of County Commissioners**  
**240<sup>th</sup> Annual Session**

Item 13  
No. 2020-02-18

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 20<sup>th</sup> day of February, 2020.

**RESOLUTION To Authorize the Sullivan County Purchasing Agent to enter into an agreement with Guardian RFID in Maple Grove, MN to deliver a wide range of Inmate Management, Monitoring, and Tracking solutions for the Sullivan County Sheriff's Office Corrections Division with a system of hardware, software, and support services platform, and To Approve the purchase of Mattresses, Computers, and Cleaning Equipment & Products using Securus Tech Grant Funds.**

WHEREAS, the Sullivan County Sheriff's Office entered into a 60-month agreement in October 2019 with Securus which included a \$900K Tech Grant payable 1-1-20; and

WHEREAS, the Sullivan County Sheriff's Office desires to upgrade from the current manual system of managing, monitoring, and tracking inmates to an electronic Inmate Management, Monitoring, and Tracking platform with Guardian RFID for \$134,195; and

WHEREAS, Guardian RFID will provide the License, Hardware, Software, Training, Interfaces, Maintenance, and will assign a Project Manager to ensure successful implementation; and

WHEREAS, the agreement between Sullivan County Sheriff's Office and Guardian RFID will be for an Initial Term of 1 year after the Go Live date and afterward, renewed up to three (3) additional one (1) year terms, referred to as an Extended Term, subject to termination; and

WHEREAS, the Sullivan County Sheriff's Office desires to obtain high quality Mattresses, Employee Computers, and Jail Cleaning Equipment and Products at a cost of roughly \$32,452, \$14,600, and \$6,400 respectively, totaling \$53,452 and funded by the Securus Tech Grant.

**NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby authorize the Sullivan County Purchasing Agent to execute an agreement with Guardian RFID for \$134,195 and approve the purchase of Mattresses, Computers, and Cleaning Equipment for operations for roughly \$53,452 for a combined total of \$187,647 and all funded by the Securus Tech Grant as recommended by the Sullivan County Sheriff's Office Staff.**

~~CONFIDENTIAL~~

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.

Duly passed and approved this 20th day of February, 2020.

Attested:   
Teresa Jacobs, County Clerk

Approved:   
Richard S. Venable, County Mayor

**Sponsored by: Commissioner Mark Vance**  
**Prime Co-Sponsor(s): Commissioner John Gardner**

2020-02-18 COMMISSION ACTION: 02/20/20 – Approved on Waiver of Rules 23 Yes, 1 Absent

### Agenda subject voting report

Meeting name

**Sullivan County Commission Feb 2020**

2/20/2020

36 NEW BUSINESS Item 13 Resolution No. 2020-02-18 Sponsors: Vance/ Gardner  
Vote

**Description**

RESOLUTION To Authorize the Sullivan County Purchasing Agent to enter into an agreement with Guardian RFID in Maple Grove, MN to deliver a wide range of Inmate Management, Monitoring, and Tracking solutions for the Sullivan County Sheriff's Office Corrections Division with a system of hardware, software, and support services platform, and To Approve the purchase of Mattresses, Computers, and Cleaning Equipment & Products using Securus Tech Grant Funds

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 7:01:02 PM  
**Voting stop time** 7:01:18 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        |
| <b>Total result</b> | <b>23</b> | <b>0</b> |

**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   |         |    |        |
| Herron, Joe ()       | X   |         |    |        |
| Hutton, Mark ()      | X   |         |    |        |
| Jones, Sam ()        | X   |         |    |        |
| King, Dwight ()      | X   |         |    |        |
| Leonard, Tony ()     | X   |         |    |        |
| Locke, Hunter ()     |     |         |    | X      |
| Morrell, Randy ()    | X   |         |    |        |
| Stanley, Angie ()    | X   |         |    |        |
| Starnes, Alicia ()   | X   |         |    |        |
| Stidham, Gary ()     | X   |         |    |        |

### Agenda subject voting report

Meeting name

Sullivan County Commission Feb 2020

2/20/2020

| Name           | Yes | Abstain | No | Absent |
|----------------|-----|---------|----|--------|
| Vance, Mark () | X   |         |    |        |
| Woods, Doug () | X   |         |    |        |

  
**Sullivan County**  
**Board of County Commissioners**  
**240<sup>th</sup> Annual Session**

Item 14  
No. 2020-02-19

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 20th day of February, 2020.

**RESOLUTION TO APPROPRIATE FUNDS IN THE AMOUNT OF \$475,000 FROM ACCOUNT 34715, PGM 175 FOR THE PURCHASE OF A BUILDING ON CLAY STREET FOR THE COUNTY CLERK TO PROVIDE ENHANCED SERVICES TO RESIDENTS IN THE KINGSPORT AREA**

*WHEREAS*, the Sullivan County Clerk has collected funds in Account 52500 Pgm 175 from a fee imposed upon title transfers since 2005; and,

*WHEREAS*, it is Teresa Jacobs', County Clerk, desire to provide enhanced services to residents in the Kingsport area; and,

*WHEREAS*, Horizon Credit Union has vacated its building at 408 Clay Street, Kingsport, Tennessee; and,

*WHEREAS*, the building is conveniently located in the downtown area of Kingsport near other city and county offices; and,

*WHEREAS*, Horizon has agreed to sell the building to the County for the sum of \$400,000; and

*WHEREAS*, the remaining \$75,000 will be used to make renovations to the Clay Street building bringing the structure into compliance with the most recent ADA regulations in addition to making renovations for improvements to the Blountville office.

**NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby appropriates funds in the amount of \$475,000 to be expended for the purchase of the Horizon Credit Union building located at 408 Clay Street, Kingsport and for renovations to the Clay Street building as well as the County Clerk offices in the Blountville.**

**BE IT FURTHER RESOLVED that the Board hereby authorizes appropriating funds from Account 34715, Pgm 175 to cover said costs. 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.

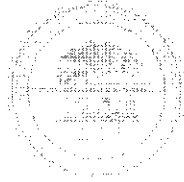
Duly passed and approved this 20<sup>th</sup> day of February, 2020.

Attested:

  
Teresa Jacobs, County Clerk

Approved:

  
Richard S. Venable, County Mayor



**Sponsored by: Commissioner Mark Vance**  
**Prime Co-Sponsor(s): Commissioner Sam Jones**

2020-02-19 COMMISSION ACTION: 02/20/20 – Approved on Waiver of Rules 23 Yes, 1 Absent

\*Amended by Sponsor to add Commissioner Harkleroad, Commissioner Calton, Commissioner Crosswhite, Commissioner Gardner, and Commissioner Herron, Commissioner Locke, and Commissioner Stanley, as well as anyone voting in the affirmative as Co-Sponsors.

## Agenda subject voting report

138

Meeting name

Sullivan County Commission Feb 2020

2/20/2020

37 NEW BUSINESS Item 14 Resolution No. 2020-02-19 Sponsors: Vance/ Jones  
Vote

**Description**

RESOLUTION TO APPROPRIATE FUNDS IN THE AMOUNT OF \$475,000 FROM ACCOUNT 52500 PGM 175 FOR THE PURCHASE OF A BUILDING ON CLAY STREET FOR THE COUNTY CLERK TO PROVIDE ENHANCED SERVICES TO RESIDENTS IN THE KINGSPORT AREA

Chairman

Venable, Richard

**Total vote result**

Voting start time 7:12:33 PM  
Voting stop time 7:12:47 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        |
| <b>Total result</b> | <b>23</b> | <b>0</b> |

**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   |         |    |        |
| Herron, Joe ()       | X   |         |    |        |
| Hutton, Mark ()      | X   |         |    |        |
| Jones, Sam ()        | X   |         |    |        |
| King, Dwight ()      | X   |         |    |        |
| Leonard, Tony ()     | X   |         |    |        |
| Locke, Hunter ()     |     |         |    | X      |
| Morrell, Randy ()    | X   |         |    |        |
| Stanley, Angie ()    | X   |         |    |        |
| Starnes, Alicia ()   | X   |         |    |        |
| Stidham, Gary ()     | X   |         |    |        |
| Vance, Mark ()       | X   |         |    |        |

Agenda subject voting report

139

Meeting name

Sullivan County Commission Feb 2020

2/20/2020

| Name           | Yes | Abstain | No | Absent |
|----------------|-----|---------|----|--------|
| Woods, Doug () | X   |         |    |        |





**Establishment of Audit Committee**

**Mayor Venable:** It is required by the State Comptroller that the Sullivan County Commission have an Audit Committee. That Audit Committee usually meets about once a year at least. I have asked Commissioner King, Commissioner George and Commissioner Gardner if they would be willing to serve on the Sullivan County Audit Committee and they have agreed to do so.

Motion was made by Commissioner Jones and was seconded by Commissioner Woods, Commissioner Crawford and Commissioner Herron.

Approved by Voice Vote with no opposition.

AND THEREUPON COUNTY COMMISSION ADJOURNED AT 7:40 P.M. UPON  
MOTION MADE BY COMM. DAVID AKARD TO MEET AGAIN IN CALLED  
SESSION ON FEBRUARY 27, 2020.

A handwritten signature in black ink, reading "Richard Venable", written over a horizontal line.

RICHARD VENABLE

COMMISSION CHAIRMAN