

COUNTY COMMISSION-REGULAR SESSION

000179

October 21, 2021

BE IT REMEMBERED THAT:

COUNTY COMMISSION MET PURSUANT TO ADJOURNMENT IN REGULAR SESSION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS THIS TUESDAY EVENING, OCTOBER 21, 2021, 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. Lt. Steven Whetsell opened the commission and Commissioner Crawford gave the invocation. The pledge to the flag was led by Lt. Steven Whetsell.

COMMISSIONERS PRESENT AND ANSWERING ROLL WERE AS FOLLOWS:

DAVID AKARD, III	MARK HUTTON
JUDY BLALOCK	SAMUEL "SAM" JONES
TODD BROUGHTON	DWIGHT D. KING
DARLENE CALTON	TONY LEONARD
	HUNTER MICHAEL LOCKE
LARRY CRAWFORD	RANDY C. MORRELL
ANDREW K. CROSS	ARCHIE PIERCE
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 at Roll Call Cole, Harkleroad)

NOTE: Cole in at 6:07 p.m.

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. Locke and seconded by Comm. Calton to approve the minutes of the September 16, 2021 Regular Session of County Commission. Said motion was approved by Voice Vote with no opposition.

Sullivan County
Board of County Commissioners
241st Annual Session

Thursday, October 21, 2021
6:00 p.m.
Commission Room, Sullivan County Courthouse

AGENDA FOR REGULAR SESSION

- ❖ Call to Order by Sheriff Jeff Cassidy
- ❖ Chairman, Mayor Richard S. Venable presiding
- ❖ Invocation
- ❖ Pledge to the American Flag
- ❖ Roll Call by Teresa Jacobs, County Court Clerk
- ❖ Guest Speakers, Proclamations, Recognitions & Presentations
 - Clay Walker – NETWORKS Update
 - Board of Zoning Appeals – Recognition of Darryl Chambers
 - Sullivan County 4-H – Chris Ramsey & Walter Malone
- ❖ Confirmations & Appointments
 - Appointment to Solid Waste Board - Mark Torbett, Solid Waste Director
 - Announcement of Vacancy - Bristol-Bluff City Utility District
 - Election of Chairman and Chairman Pro-Tempore
 - Election of Three Commission Members to Financial Management Committee
 - Appointments to Standing Committees & Various County Committees
- ❖ Approval of Commission Minutes from Previous Meeting
- ❖ Approval of Notary Publics
- ❖ Public Comment
- ❖ Amendments to Zoning Plan
- ❖ Consent Agenda
- ❖ Resolutions:
 - Old Business
 - New Business
- ❖ Other Business/ Announcements/ Non-Agenda Items
- Adjournment



Agenda subject voting report

000131

Meeting name

Sullivan County Commission Oct 21 2021

10/21/2021

2 Attendance - Roll Call
Roll Call

Description

by Teresa Jacobs, County Clerk

Chairman

Venable, Richard

Total vote result

Voting start time 6:03:28 PM

Voting stop time 6:03:53 PM

Voting configuration Vote

Voting mode Open

Vote result

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

Group voting result

Group	Yes	Absent
No group	22	0
Total result	22	2

Individual voting result

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

Sullivan County
Board of County Commissioners
241st Annual Session

000132

RESOLUTIONS

October 2021

ZONING

Item 1 Resolution No. 2021-10-01

Sponsors: Calton/ Gardner

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

Applicant # 1 – Paul Harr

Applicant # 2 – Appalachian Properties / Cale Smith

OLD BUSINESS

Item 2 Resolution No. 2021-07-66

Sponsors: Vance/ George

RESOLUTION TO CREATE AND CONSTITUTE A SPECIAL COMMITTEE TO MAKE RECOMMENDATIONS TO THE FULL SULLIVAN COUNTY LEGISLATIVE BODY REGARDING THE APPROPRIATION AND/OR ALLOCATION OF MONEY EXPECTED TO COME TO SULLIVAN COUNTY AS PART OF COVID RELATED LEGISLATION

Item 3 Resolution No. 2021-08-78

Sponsors: Cross/ Cole

RESOLUTION TO APPROVE CREATING FOUR ~~FIVE~~-TWENTY-EIGHT HOUR POSITIONS IN SULLIVAN COUNTY LIBRARIES.

Item 4 Resolution No. 2021-09-87

Sponsors: Stidham/ Stanley

RESOLUTION To Fund Construction of a Sullivan County Sheriff's Office Certified Firing Range

NEW BUSINESS

Item 5 Resolution No. 2021-10-88

Sponsors: Calton/ Starnes

RESOLUTION TO APPROVE ENTERING INTO A LICENSURE AGREEMENT WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION ON TWO AREAS OF EXCESS RIGHTS-OF-WAY ALONG STATE ROUTE 93, ALSO KNOWN AS, JOHN B. DENNIS HIGHWAY ADJACENT TO TAX MAP 76, PARCEL 66.00 OWNED BY EASTMAN CHEMICAL COMPANY



Item 6 Resolution No. 2021-10-89

Sponsors: Broughton / Harkleroad

RESOLUTION TO APPROVE VACATING AND QUITCLAIMING EXCESS
RIGHT-OF-WAY ALONG OVERHILL DRIVE IN KINGSPORT TO MR. JOSEPH
THOMAS, ADJACENT PROPERTY OWNER

Item 7 Resolution No. 2021-10-90

Sponsors: Broughton/ Akard

RESOLUTION To Authorize the Sullivan County Purchasing Agent to enter into a
forty-eight (48) month lease agreement with NCL Government Capital to finance
Sheriff vehicles and related equipment

Item 8 Resolution No. 2021-10-91

Sponsors: Vance/ Locke

RESOLUTION OF THE SULLIVAN COUNTY COMMISSION FOR ADOPTION
OF A REDEVELOPMENT PLAN AND TAX INCREMENT FINANCING
AMENDMENT FOR THE OVERLOOK PROJECT LOCATED WITHIN THE
VOLUNTEER PARKWAY SOUTH REDEVELOPMENT DISTRICT

Item 9 Resolution No. 2021-10-92

Sponsors: Morrell/ King

RESOLUTION TO REQUEST TRAFFIC PATTERN STUDY ON WEAVER PIKE (S.R.
358 SOUTH) AT THE ENTRANCE TO SULLIVAN EAST HIGH SCHOOL

Item 10 Resolution No. 2021-10-93

Sponsors: Calton/ Morrell

RESOLUTION TO APPROVE RENEWAL OF INTERLOCAL COOPERATION
AGREEMENT PROVIDING FOR EMERGENCY COMMUNICATIONS SERVICES
BETWEEN SULLIVAN COUNTY, SULLIVAN COUNTY SHERIFF AND SULLIVAN
COUNTY EMERGENCY COMMUNICATIONS DISTRICT

Item 11 Resolution No. 2021-10-94

Sponsors: Crosswhite/ Blalock

RESOLUTION TO AMEND THE BUDGET FOR THE OFFICE OF SULLIVAN
COUNTY ARCHIVES AND TOURISM

Item 12 Resolution No. 2021-10-95

Sponsors: Morrell/ Crawford

RESOLUTION TO ACCEPT AN OFFER AND SALE DELINQUENT TAX PROPERTY
LOCATED AT 1515 GEORGIA AVE IN THE 17TH CIVIL DISTRICT OF SULLIVAN
COUNTY



Item 13 Resolution No. 2021-10-96

Sponsors: Cross/ Cole

RESOLUTION TO Authorize the Sullivan County Public Library to donate Weeded Books, DVDs, Audiobooks, etc to the Friends of the Library organization for sale by the Friends

Item 14 Resolution No. 2021-10-97

Sponsors: Calton/ Harkleroad

RESOLUTION TO PROVIDE VOLUNTEER FIRE DEPARTMENTS IN THE WESTERN PORTION OF SULLIVAN COUNTY THE OPPORTUNITY FOR THEIR PAID FIRST RESPONDERS TO PARTICIPATE IN THE COUNTY EMPLOYEE'S GROUP HEALTH INSURANCE PLAN

Item 15 Resolution No. 2021-10-98

Sponsors: Morrell/ Akard

RESOLUTION AUTHORIZING THE REAPPORTIONMENT OF BOARD OF EDUCATION DISTRICTS

Item 16 Resolution No. 2021-10-99

Sponsors: Morrell/ Akard

RESOLUTION TO ADOPT A REDISTRICTING PLAN FOR SULLIVAN COUNTY

Item 17 Resolution No. 2021-10-100

Sponsors: Broughton/ Harkleroad

RESOLUTION TO APPROPRIATE FUNDS TO THE INDIAN SPRINGS COMMUNITY CHEST TO PURCHASE EQUIPMENT FOR VOLUNTER FIRE STATION IN THE GREATER INDIAN SPRINGS COMMUNITY

Item 18 Resolution No. 2021-10-101

Sponsors: Glover/ Calton

RESOLUTION TO APPROPRIATE FUNDING FOR ESSENTIAL EQUIPMENT TO PROVIDE ROUTINE SERVICES IN THE SULLIVAN COUNTY SOLID WASTE DEPARTMENT



000165

PROCLAMATION

Recognizing Sullivan County 4-H

WHEREAS, 4-H is America's largest youth development organization, having supported almost six million youth across the country thus far; and

WHEREAS, 4-H has helped thousands of youths in Sullivan County to become confident, independent, resilient, and compassionate leaders; and

WHEREAS, Sullivan County 4-H has provided members with community mentors and learning opportunities to develop the skills they need to create positive change in their lives and communities; and

WHEREAS, 4-H is delivered by Cooperative Extension - a community of more than 100 public universities across the nation that provides experiences where young people learn by doing in hands-on projects in areas including health, science, agriculture, and citizenship; and

WHEREAS, National 4-H Week showcases the incredible experiences that 4-H offers young people, and highlights the remarkable 4-H youth who work each day to make a positive impact on those around them; and

WHEREAS, 4-H's national network of 500,000 volunteers and 3,500 professionals provides caring and supportive mentoring to all 4-H'ers, helping them to grow into true leaders, entrepreneurs, and visionaries;

NOW THEREFORE, I Mayor, Richard S. Venable, do hereby proclaim October 3-9, 2021, as NATIONAL 4-H WEEK throughout Sullivan County, and encourage all our citizens to recognize 4-H for the significant impact it has made and continues to make by empowering youth with the skills they need to lead for a lifetime.



County of Sullivan
Tennessee

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of Sullivan County to be affixed on this the 1st day of October 2021.

Richard S. Venable
Richard S. Venable, Sullivan County Mayor

Sullivan County
Board of County Commissioners
241st Annual Session

IN RE: Sullivan County Solid Waste Board
Blountville, Tennessee

Order Appointing Board Member

WHEREAS, in accordance with T.C.A. §68-211-813 Sullivan County Mayor, Richard S. Venable hereby appoints Mark Torbett, Director of Solid Waste to the Sullivan County Solid Waste Board.

NOW THEREFORE BE IT CONFIRMED by the Sullivan County Board of Commissioners that Mark Torbett, Director of Solid Waste is hereby appointed to the Sullivan County Solid Waste Board. Term to be October 2021 to October 2027 or until a successor is elected and qualified by taking oath of office.

Said order confirmed and entered into the record of the Sullivan County Board of Commissioners this 21st day of October 2021.



Richard S. Venable, Sullivan County Mayor



Teresa Jacobs, Sullivan County Clerk

10-21-22 Motion to appoint by Commissioner John Gardner; seconded by Mark Vance and Gary Stidham. Voice vote; unanimously approved.



SEELEY & MAYES

Law Firm

Thomas J. Seeley, III
tom@jctlaw.com

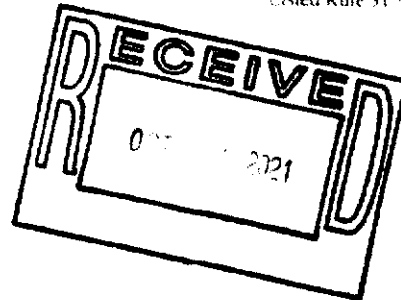
Brett N. Mayes
brett@jctlaw.com

2300 Knob Creek Road • P.O. Box 3297
Johnson City, Tennessee 37602
Office: 423-913-4904 • Fax: 423-913-4332
www.jctlaw.com

Thomas J. Seeley, Jr.
Circuit Judge, Ret.
judge@jctlaw.com
Listed Rule 31 Mediator

September 22, 2021

Richard Venable, Mayor
Sullivan County
3411 Hwy 126, Suite 206
Blountville, TN 37617



Re: Bristol-Bluff City Utility District

Dear Mayor Venable:

Please be advised that I represent Bristol-Bluff City Utility District ("BBCUD"). Commissioner Jerry Buchanan's term will end on September 30, 2021. Mr. Buchanan has expressed an interest and willingness to continue to serve as a Commissioner.

On behalf of the Board of Commissioners, and in accordance with T.C.A. § 7-82-307(4), the Board of Commissioners recommends the following certified list of candidates, in order of preference:

1. Jerry Buchanan
1904 Pleasant Grove Road
Bluff City, TN 37618
(423) 967-3222
2. Joseph C. Jay
780 Pleasant Grove Road
Bluff City, TN 37618
(423) 341-3835
3. Jimmy Pratt
1492 Pleasant Grove Road
Bluff City, TN 37618
(423) 612-8088

Once the candidate has been appointed, please forward a certified copy of the order appointing the Mayor's nominee to the BBCUD Commissioners.

Sincerely,

SEELEY & MAYES LAW FIRM

Thomas J. Seeley, III



ELECTION OF CHAIRMAN**Comm. Randy Morrell nominated Mayor Richard Venable****Seconded by Comm. Sam Jones****Comm. Larry Crawford move nominations cease****Seconded by Comm. Darlene Calton**

		Yes	No	Abstain	Absent
Akard, III	David	1			
Blalock	Judy	1			
Broughton	Todd			1	
Calton	Darlene	1			
Cole	Michael	1			
Crawford	Larry	1			
Cross	Andrew	1			
Crosswhite	Joyce	1			
Gardner	John	1			
George	Colette	1			
Glover	Hershel	1			
Harkleroad	Terry				1
Hutton	Mark	1			
Jones	Sam	1			
King	Dwight	1			
Leonard	Tony	1			
Locke	Hunter	1			
Morrell	Randy	1			
Pierce	Archie	1			
Stanley	Angie	1			
Starnes	Alicia	1			
Stidham	Gary	1			
Vance	Mark	1			
Woods	Doug	1			

VOTES**22****0****1****1****Yes****No****Abstain****Absent**

ELECTION OF CHAIRMAN PRO TEMPORE

Comm. Larry Crawford nominated Comm. John Gardner

Seconded by Comm. Angie Stanley

Comm. Gary Stidham moved nominations cease

Seconded by Comm. David Akard and Comm. Larry Crawford

		Yes	No	Abstain	Absent
Akard, III	David	1			
Blalock	Judy	1			
Broughton	Todd			1	
Calton	Darlene	1			
Cole	Michael	1			
Crawford	Larry	1			
Cross	Andrew	1			
Crosswhite	Joyce	1			
Gardner	John	1			
George	Colette	1			
Glover	Hershel	1			
Harkleroad	Terry				1
Hutton	Mark	1			
Jones	Sam	1			
King	Dwight	1			
Leonard	Tony	1			
Locke	Hunter	1			
Morrell	Randy	1			
Pierce	Archie	1			
Stanley	Angie	1			
Starnes	Alicia	1			
Stidham	Gary	1			
Vance	Mark	1			
Woods	Doug	1			
	VOTES	22	0	1	1
		Yes	No	Abstain	Absent

MOTION TO RETAIN CURRENT FINANCIAL MANAGEMENT COMMITTEE

Motion made by Comm. Larry Crawford

Seconded by Comm. Akard

		Yes	No	Abstain	Absent
Akard, III	David	1			
Blalock	Judy	1			
Broughton	Todd	1			
Calton	Darlene	1			
Cole	Michael	1			
Crawford	Larry	1			
Cross	Andrew	1			
Crosswhite	Joyce	1			
Gardner	John	1			
George	Colette		1		
Glover	Hershel	1			
Harkleroad	Terry				1
Hutton	Mark	1			
Jones	Sam			1	
King	Dwight	1			
Leonard	Tony	1			
Locke	Hunter	1			
Morrell	Randy	1			
Pierce	Archie	1			
Stanley	Angie		1		
Starnes	Alicia	1			
Stidham	Gary	1			
Vance	Mark			1	
Woods	Doug		1		
	VOTES	18	3	2	1
		Yes	No	Abstain	Absent

MOTION TO DIVIDE THE QUESTION TO SEPARATE OUT THE BUDGET COMMITTEE

Motion made by Comm. Mark Hutton

Seconded by Comm. Dwight King

		Yes	No	Abstain	Absent
Akard, III	David		1		
Blalock	Judy		1		
Broughton	Todd		1		
Calton	Darlene		1		
Cole	Michael			1	
Crawford	Larry		1		
Cross	Andrew		1		
Crosswhite	Joyce		1		
Gardner	John		1		
George	Colette		1		
Glover	Hershel	1			
Harkleroad	Terry				1
Hutton	Mark	1			
Jones	Sam		1		
King	Dwight	1			
Leonard	Tony		1		
Locke	Hunter		1		
Morrell	Randy		1		
Pierce	Archie		1		
Stanley	Angie		1		
Starnes	Alicia		1		
Stidham	Gary		1		
Vance	Mark		1		
Woods	Doug		1		
	VOTES	3	19	1	1
		Yes	No	Abstain	Absent

MOTION TO ADOPT COMMITTEE ASSIGNMENTS FOR FISCAL YEAR 2021-2022

Motion made by Comm. Larry Crawford

Seconded by Comm. Darlene Calton and Comm. Alicia Starnes

		Yes	No	Abstain	Absent
Akard, III	David	1			
Blalock	Judy	1			
Broughton	Todd	1			
Calton	Darlene	1			
Cole	Michael	1			
Crawford	Larry	1			
Cross	Andrew	1			
Crosswhite	Joyce	1			
Gardner	John	1			
George	Colette	1			
Glover	Hershel		1		
Harkleroad	Terry				1
Hutton	Mark	1			
Jones	Sam	1			
King	Dwight	1			
Leonard	Tony	1			
Locke	Hunter	1			
Morrell	Randy	1			
Pierce	Archie	1			
Stanley	Angie	1			
Starnes	Alicia	1			
Stidham	Gary	1			
Vance	Mark	1			
Woods	Doug	1			

VOTES	22	1	0	1
	Yes	No	Abstain	Absent

Comm. Colette George requested to switch committees with Comm. Alicia Starnes

Comm. George will serve on the Bays Mountain Committee and Comm. Starnes will serve on the Deery Inn Advisory Board.

Comm. Gary Stidham will replace Comm. Colette George as Liaison to Kingsport

Sullivan County Board of Commissioners		
Committee Assignments		
FY 2021-2022		
<p>Hershel Glover Mark Hutton Tony Leonard Hunter Locke Archie Pierce Angie Stanley Gary Stidham Doug Woods <i>Address Utility Issues</i></p>	<p>Richard Venable David Akard Todd Broughton Darlene Calton Joyce Crosswhite John Gardner Sam Jones Randy Morrell Mark Vance <i>Serves As Delinquent Tax & Title VI Cmte</i></p>	<p>Judy Blalock Michael Cole Larry Crawford Andrew Cross Colette George Terry Harkleroad Dwight King Alicia Starnes <i>Oversees Youth Home</i></p>
<p>Hershel Glover Dwight King Terry Harkleroad Randy Morrell Angie Stanley Mark Vance <i>Meet As Called</i></p>	<p>Todd Broughton Darlene Calton Larry Crawford Terry Harkleroad Tony Leonard Archie Pierce Doug Woods <i>Serves As Adult-Oriented Est. Board</i></p>	<p>David Akard Gary Stidham John Gardner Colette George Sam Jones Randy Morrell Mark Vance Larry Bailey, Ex Officio</p>
<p>Hershel Glover Dwight King Gary Stidham</p>	<p>Tony Galloway, County Historian Betsy Carrier, Citizen Jim Hager, Citizen Shelia Hunt, Archives Director Citizen - TBA Judy Blalock Andrew Cross Joyce Crosswhite</p>	<p>Jason Booher, Administrator of Elections Susan Ramsey, Trustee Bobby Russell, Circuit Court Clerk John Gardner Mark Hutton</p>
<p>David Akard Darlene Calton Michael Cole Andrew Cross Tony Leonard Randy Morrell Mark Vance</p>		<p>Colette George <i>Term determined by By-Laws</i></p>
<p>Jim Bean, EMA Director Hunter Locke Angie Stanley Mark Vance</p>		<p><i>Works with SCHPA - Nonprofit</i> Andrew Cross Tony Leonard Alicia Starnes</p>
<p>Colette George John Gardner Dwight King</p>	<p><u>Bluff City</u> Hershel Glover Dwight King</p>	<p>Andrew Cross</p>
<p>Larry Crawford Hershel Glover Dwight King Richard Venable, County Mayor Larry Bailey, Finance Director Scott Murray, Commissioner of Highways Evelyn Rafalowski, Director of Schools</p>	<p><u>Bristol</u> David Akard Mark Hutton Mark Vance <u>Kingsport</u> Larry Crawford Hunter Locke Gary Stidham Darlene Calton</p>	<p>Michael Cole</p>
		<p>E. G. Moody, Chancellor Citizen - TBA Shelia Hunt, Archives Director Teresa Jacobs, County Clerk Tony Galloway, Historian Joyce Crosswhite</p>

APPROVAL OF COMMISSION MINUTES FROM SEPTEMBER 16, 2021 REGULAR SESSION

Motion made by Comm. Hunter Locke

Seconded by Comm. Darlene Calton

		Yes	No	Abstain	Absent
Akard, III	David				
Blalock	Judy				
Broughton	Todd				
Calton	Darlene				
Cole	Michael				
Crawford	Larry				
Cross	Andrew				
Crosswhite	Joyce				
Gardner	John				
George	Colette				
Glover	Hershel				
Harkleroad	Terry				
Hutton	Mark				
Jones	Sam				
King	Dwight				
Leonard	Tony				
Locke	Hunter				
Morrell	Randy				
Pierce	Archie				
Stanley	Angie				
Starnes	Alicia				
Stidham	Gary				
Vance	Mark				
Woods	Doug				
	VOTES	0	0	0	0
		Yes	No	Abstain	Absent

****COMMISSION MINUTES WERE APPROVED UNANIMOUSLY BY VOICE VOTE****

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

000195

Notaries to be elected October 21, 2021

TYLISE BEATTY	STAN E. LADY
STEFFANY N BLAKELY	PATRICIA A. LEWIS
ANTHONY PAUL BLIZZARD SR	DALLAS NICOLE LIPE
JOSEPH A. BOLEA	SUSAN DENISE MARSHALL
LINDA D BOWMAN	CRYSTAL K MCCALLIE
ANGELA YVONNE CLIFTON	MICHAEL S. MCKINNEY
TRACY LYNN COLLINS	TRAVIS MCMURRAY
JENNIFER JANE CRAWFORD	TODD MEADE
AMELIA ROSE-ELIZABETH DAKE	SUZANNE M. NEALE
RENETTA YVETTE DEAN	DEBRA K OLIVER
MADISON DILL	REBECCA C OLIVER
HUNTER DOUGLAS	DONNA L. PENDERGRASS
ELIZABETH ANN FARRIS	SUSAN PETERSON
JOSEPH GILES FELTY	FREIDA K. PETERSON
TERESA L GORDON	JOE WESLEY RIGGS
ASHLEY A GRAHAM	KATHY D ROBINETTE
BETTY CHRYNET HALE	JAMES W. ROGERS JR.
CARLEEN HARBIN	VICTORIA E SAWYER
HOLLY L HAWKINS	INDYA SCALF
JAMES HESS	SHELIA B. SHELTON
ALEXANDER J HICKS	SHEILA J SHELTON
CONNIE HIGGINS	KAREN LYNN SIMPSON
ALICE GAYLE HILL	TAYLOR SUTTLES
KRISTEN HODGSON	JOHN A. TAYLOR
BARBARA JEAN HUGHES	TIFFNEY WHITAKER
CHRISTI D KELLER	BRETT WHITE
JACOB LANE KINSER	FELICIA WHITNEY
WILLIAM JAY KITZMILLER	JAMES A. WILDER

PERSONAL SURETY
10,000
1

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

20 YES, 4 ABSENT

STATE OF TENNESSEE
COUNTY OF SULLIVAN

APPROVAL OF NOTARY

SURETY BONDS

October 21, 2021

Name of Notary	Personal Surety	Personal Surety
Carl W. Vogel	Kenneth W. Hyche	Michael T. Bailey
Nicole P. James	Carolyn M. Frye	Clarence E. Frye
Teresa Jacobs	Kristen Houser	Bridgette Gammon

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

20 YES, 4 ABSENT

Agenda subject voting report

Meeting name

Sullivan County Commission Oct 21 2021

10/21/2021

Approval of Notary Public

Description

Chairman

Venable, Richard

Total vote result

Voting start time 7:58:24 PM

Voting stop time 7:58:55 PM

Voting configuration Vote

Voting mode Open

Vote result

Yes	20
Abstain	0
No	0
Total Present	20
Absent	4

Group voting result

Group	Yes	Absent
No group	20	0
Total result	20	0

Individual voting result

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

SULLIVAN COUNTY BOARD OF COMMISSIONERS
County Commission - Regular Session
PUBLIC COMMENT
 October 21, 2021

Choose ONE:

**My comments
pertain to:**

PLEASE PRINT INFORMATION

	Name	Street Address	City	Zoning	General Comments
1	1	Patty Jo Nachman	3632 Hemlock Pk Dr. Kpt		
2	2				
3	3				
4	4				
5	5				
6	6				
7	7				
8	8				
9	9				
10	#				
11	#				
12	#				
	#				

Sullivan County
Board of County Commissioners
241st Annual Session

CONSENT AGENDA

October 21, 2021

Item 10 Resolution No. 2021-10-93

Sponsors: Calton/ Morrell

RESOLUTION TO APPROVE RENEWAL OF INTERLOCAL COOPERATION AGREEMENT PROVIDING FOR EMERGENCY COMMUNICATIONS SERVICES BETWEEN SULLIVAN COUNTY, SULLIVAN COUNTY SHERIFF AND SULLIVAN COUNTY EMERGENCY COMMUNICATIONS DISTRICT

Item 12 Resolution No. 2021-10-95

Sponsors: Morrell/ Crawford

RESOLUTION TO ACCEPT AN OFFER AND SALE DELINQUENT TAX PROPERTY LOCATED AT 1515 GEORGIA AVE IN THE 17TH CIVIL DISTRICT OF SULLIVAN COUNTY



Agenda subject voting report

000200

Meeting name

Sullivan County Commission Oct 21 2021

10/21/2021

30 CONSENT AGENDA
Vote

Description

Item 10 Resolution No. 2021-10-93

Item 12 Resolution No. 2021-10-95

Chairman

Venable, Richard

Total vote result

Voting start time 8:15:07 PM

Voting stop time 8:15:24 PM

Voting configuration Vote

Voting mode Open

Vote result

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

Group voting result

Group	Yes	Absent
No group	22	0
Total result		22

Individual voting result

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

Sullivan County
Board of County Commissioners
241st Annual Session

Item 1
No. 2021-10-01

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of October 2021.

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

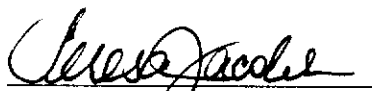
WHEREAS, such rezoning petition(s) and/or the proposed text amendment(s) will require an amendment to the SULLIVAN COUNTY ZONING PLAN – Zoning Map or Zoning Resolution.

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 21st day of October 2021.

Attest:


Teresa Jacobs, County Clerk

Approved:


Richard S. Venable, County Mayor

Introduced by: Commissioner Darlene Calton

Seconded by: Commissioner John Gardner

2021-10-01 ACTIONS: 10/21/21 Approved 20 Yes, 4 Absent



Agenda subject voting report

000202

Meeting name

Sullivan County Commission Oct 21 2021

10/21/2021

21 Zoning
Vote

Description

RESOLUTION To Consider Amendment(s) To The Sullivan County Zoning Plan: Zoning Map Or The Zoning Resolution

Chairman

Venable, Richard

Total vote result

Voting start time 8:04:56 PM
Voting stop time 8:05:44 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	20
Abstain	0
No	0
Total Present	20
Absent	4

Group voting result

Group	Yes	Absent
No group	20	0
Total result		20 04

Individual voting result

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

Agenda subject voting report

000203

Meeting name

Sullivan County Commission Oct 21 2021

10/21/2021

22 Zoning Amendment
Vote

Description

Applicant # 1 – Paul Harr

Chairman

Venable, Richard

Total vote result

Voting start time 8:09:59 PM

Voting stop time 8:10:32 PM

Voting configuration Vote

Voting mode Open

Vote result

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

Group voting result

Group	Yes	Absent
No group	22	0
Total result	22	02

Individual voting result

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

Agenda subject voting report

000204
10/21/2021

Meeting name

Sullivan County Commission Oct 21 2021

23 Zoning Amendment
Vote

Description

Applicant # 2 – Appalachian Properties/ Cale Smith

Chairman

Venable, Richard

Total vote result

Voting start time 8:13:02 PM
Voting stop time 8:13:20 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

Group voting result

Group	Yes	Absent
No group	22	0
Total result	22	0

Individual voting result

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

Sullivan County
Board of County Commissioners
241st Annual Session

Item 2
No. 2021-07-66
AMENDED

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 15th day of July 2021.

RESOLUTION TO CREATE AND CONSTITUTE A SPECIAL COMMITTEE TO MAKE RECOMMENDATIONS TO THE FULL SULLIVAN COUNTY LEGISLATIVE BODY REGARDING THE APPROPRIATION AND/OR ALLOCATION OF MONEY EXPECTED TO COME TO SULLIVAN COUNTY AS PART OF COVID RELATED LEGISLATION.

WHEREAS, The Sullivan County Financial Management System of 2020 (private act) provides in Section 6(b) that the County legislative body may by resolution create and constitute special committees; and

WHEREAS, it is expected that Sullivan County is going to receive sizeable amounts of money pursuant to federal and/or state appropriations, allocations, gifts, grants, etc., as part of legislation and funding related to the Covid epidemic and the resulting economic slowdown ("Covid Money"); and

WHEREAS, it is the opinion of this legislative body that a committee of this body needs to be created and constituted to make recommendations to the full legislative body of Sullivan County concerning the allocation and/or appropriation of such Covid Money and/or how such Covid Money is spent;

NOW, THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby creates a committee to make recommendations to the full legislative body of Sullivan County concerning the allocation and/or appropriate of Covid Money and/or how such Covid Money is spent; and

BE IT FURTHER RESOLVED that such committee is to be made up of the following members: Two members of the Sullivan County Executive Committee, Two members of the Sullivan County Administrative Committee, Two members of the Sullivan County Budget Committee, and One member of the Sullivan County Financial Management Committee, for a total of seven voting members, all to be elected by this County Commission of Sullivan County; and

BE IT FURTHER RESOLVED that the Sullivan County Mayor or his/her designee shall be a non-voting member of this committee, and the Finance Director or his/her designee shall ~~designate one employee from his/her office~~ to be a non-voting member of this committee, and the Purchasing Agent or his/her designee shall ~~designate one employee from his/her office~~ to be a non-voting member of this committee; and



BE IT FURTHER RESOLVED that pursuant to the private act, the terms of office of the voting members of this committee shall be for one year, but members can be elected to serve on this committee for more than one term; and

BE IT ALSO RESOLVED that the initial members of such committee shall be elected as soon as possible; and

BE IT ALSO RESOLVED that pursuant to said private act, such committee shall elect from its voting membership a chairperson and a vice-chairperson.

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

Approved this _____ day of _____ 2021.

Attest: _____
Teresa Jacobs, County Clerk

Approve: _____
Richard S. Venable, County Mayor

Introduced by: Commissioner Mark Vance

Seconded by: Commissioners Colette George, Sam Jones, Darlene Calton, Gary Stidham, John Gardner.

2021-07-66 COMMISSION ACTIONS: 07-15-21 1st Reading; 08-17-21 Deferred; 09-16-21 Deferred; 10/21/21 Deferred



Sullivan County
Board of County Commissioners
241st Annual Session

Item 3
 No. 2021-09-78

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of September 2021.

RESOLUTION TO APPROVE CREATING FOUR ~~FIVE~~ TWENTY-EIGHT HOUR POSITIONS IN SULLIVAN COUNTY LIBRARIES

WHEREAS, Sullivan County has four branch libraries open forty-eight hours weekly and one branch open fifty-two hours weekly; and

WHEREAS, said libraries currently employ one full-time and one part-time person per branch leaving staff working alone twenty-eight or more hours per week and thus cannot take a duty-free break without interrupting service; and

WHEREAS, each library location should have a minimum of two staff members working at all times for safety concerns; and

WHEREAS, the Library has always worked within their budget to provide staff, supplies and services for the citizens of Sullivan County and is in great need of additional staffing to maintain services; and

WHEREAS, the library takes advantage of state and private grants to the amount of \$144,268 and counting while always meeting match requirements within their budget.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes an amendment to the FY2021-2022 Library budget to transfer ~~\$85,000~~ \$67,528 from the General Fund. Account codes to be assigned by the Director of Accounts and Budes.

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 21st day of October, 2021.

Attest: 
 Teresa Jacobs, County Clerk

Approved: 
 Richard S. Venable, County Mayor

Introduced by: Andrew Cross

Seconded by: Michael Cole, John Gardner, Hunter Locke, Gary Stidham, Sam Jones

2021-09-78 ACTIONS: 9-16-21 1st Reading; 10/14/21 Amended to four positions by sponsor; 10/21/21 Amended by Sponsor to change the amount to transfer from \$85,000 to \$67,528, however, because we are already 4 months into this fiscal year, the amount for this year will be \$46,024. Comm. Todd Broughton made a motion to table and discuss at budget time. Motion was seconded by Comm. Judy Blalock. ~~Voice~~ Vote taken on the motion to table and failed 15 No, 5 Yes, 4 Absent. Resolution was approved 15 Yes, 5 No, 4 Absent



MOTION TO TABLE RESOLUTION # 2021-09-78 Item #3**Motion made by Comm. Todd Broughton****Seconded by Comm. Judy Blalock**

		Yes	No	Abstain	Absent
Akard, III	David	1			
Blalock	Judy	1			
Broughton	Todd	1			
Calton	Darlene				1
Cole	Michael		1		
Crawford	Larry	1			
Cross	Andrew		1		
Crosswhite	Joyce		1		
Gardner	John		1		
George	Colette		1		
Glover	Hershel		1		
Harkleroad	Terry				1
Hutton	Mark				1
Jones	Sam		1		
King	Dwight		1		
Leonard	Tony		1		
Locke	Hunter		1		
Morrell	Randy		1		
Pierce	Archie		1		
Stanley	Angie				1
Starnes	Alicia	1			
Stidham	Gary		1		
Vance	Mark		1		
Woods	Doug		1		
VOTES		5 Yes	15 No	0 Abstain	4 Absent

Agenda subject voting report

000209

Meeting name

Sullivan County Commission Oct 21 2021

10/21/2021

53 OLD BUSINESS Item 3 Resolution No. 2021-08-78 Sponsors: Cross/ Cole
VOTE

Description

RESOLUTION TO APPROVE CREATING ~~FIVE~~ ^{FOUR} TWENTY-EIGHT HOUR
POSITIONS IN SULLIVAN COUNTY LIBRARIES

Chairman

Venable, Richard

Total vote result

Voting start time 8:48:42 PM
Voting stop time 8:49:02 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	15
Abstain	0
No	5
Total Present	20
Absent	4

Group voting result

Group	Yes	No	Absent
No group	15	5	0
Total result	15	5	20

Individual voting result

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

Sullivan County
Board of County Commissioners
241st Annual Session

Item 4
 No. 2021-09-87
 AMENDED

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of September 2021.

RESOLUTION To Fund Construction of a Sullivan County Sheriff's Office Certified Firing Range.

WHEREAS, the Sullivan County Sheriff's Office received an eviction notice in late 2020 from Waste Mgmt to vacate their property currently being used as the Sheriff's Office Firing Range; and

WHEREAS, the Sullivan County Sheriff's Office was able to persuade Waste Mgmt to allow us one more year to utilize their existing property, plan an exit strategy, develop a Firing Range site, and postpone our departure till the end of 2021; and

WHEREAS, Sullivan County has designated a property site exclusively for the Sheriff's Office Firing Range where rough grading of the area has already been performed; and

WHEREAS, Sullivan County will receive Federal funds due to the loss of revenue as a result of the economic impact of the Coronavirus; and

WHEREAS, these Federal funds may be used by Sullivan County for Infrastructure projects such as the construction of a Law Enforcement Certified Firing Range as a Public Safety Enhancement.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approve and appropriate Actual Expenditures *not to Exceed* One Million dollars (\$1,000,000) from Federal Funds to be received by Sullivan County to construct a Certified Firing Range for the Sullivan County Sheriff's Office.

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 _____ day of _____ 2021.

Attest: _____
 Teresa Jacobs, County Clerk

Approve: _____
 Richard Venable, County Mayor

Introduced by: Commissioner Gary Stidham

Seconded by: Commissioner Angie Stanley, John Gardner, Andrew Cross, ~~Joyce Crosswhite~~, Randy Morrell. Mark Vance added as co-sponsor

2021-09-87 Commission Actions: 09-16-21 1st Reading

Commissioner Hershel Glover made a motion to table the resolution stating it was premature to spend money we do not yet have. Motion was seconded by Commissioner Todd Broughton. Co. Atty Dan Street commented that if the resolution is tabled, it cannot be brought back up next month but can be brought up at some point in the future. Commissioner Glover then withdrew his motion to table and resolution was placed back on 1st Reading; 10/21/21 1st Reading



Sullivan County
Board of County Commissioners
241st Annual Session

Item 5
No. 2021-10-88

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of October 2021.

RESOLUTION TO APPROVE ENTERING INTO A LICENSURE AGREEMENT WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION ON TWO AREAS OF EXCESS RIGHTS-OF-WAY ALONG STATE ROUTE 93, ALSO KNOWN AS, JOHN B. DENNIS HIGHWAY ADJACENT TO TAX MAP 76, PARCEL 66.00 OWNED BY EASTMAN CHEMICAL COMPANY.

WHEREAS the Tennessee Department of Transportation will convey use of surplus State right-of-way to the local government so long as the license holder or additional lessee leave the area open to the public; and

WHEREAS there are two areas identified on the G.I.S. map and survey as being entrances directly into property owned by Eastman Chemical Company within Sullivan County, more specifically, Area 1 being .554 of an acre and Area 2 being .250 of an acre located at the two intersecting entranceways from the State Hwy 93 to the construction site; and

WHEREAS this request was first heard by the Kingsport Regional Planning Commission during their regular meeting held on September 16, 2021, wherein a favorable recommendation was granted for such request [See attached]; and

WHEREAS, acting on behalf of the adjoining landowner, Eastman Chemical Company, such request was initiated by Barge Design, an engineering firm, who prepared the legal descriptions [See attached] and application for use of the Excess Rights-of-Way in the 11th Civil District and 8th County Commissioner District; and

NOW THEREFORE BE IT CONFIRMED the two areas of Excess Rights-of-Way along State Route 93 near Tax Map 76, Parcel 66.00 within Sullivan County, Tennessee, be encumbered through a conveyance licensure agreement between the Tennessee Department of Transportation and Sullivan County, for use by adjacent landowner, Eastman Chemical Company for parking areas.

NOW THEREFORE BE IT FURTHER CONFIRMED that Sullivan County Board of Commissioners, assembled in Regular Session, hereby authorizes the County Mayor to enter into the Conveyance Agreement with the State for the intended access and parking purposes on behalf of Eastman Chemical Company.

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.



000212

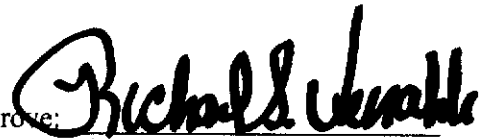
No. 2021-10-88

Duly passed and approved this 21st day of October, 2021.

Attest:


Teresa Jacobs, County Clerk

Approve:


Richard S. Venable, County Mayor

Sponsored by: Commissioner Darlene Calton

Prime Co-Sponsor(s): Commissioner Alicia Starnes

2021-10-88

COMMISSION ACTION: 10/21/21 Approved 20 Yes, 4 Absent



No. 2021-10-88



**STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION**

RIGHT OF WAY DIVISION
SUITE 600 JAMES K. PURK BUILDING
505 DEADERICK STREET
NASHVILLE, TENNESSEE 37243-1402
(615) 741-3196

CLAY BRIGHT
COMMERCIAL

BILL LEE
GOVERNOR

September 29, 2021

Ambre M. Torbett
Sullivan County
3425 Highway 126, Historic Snow House
Blountville, TN 37617

RE: 10-yr License @ No Cost for Public Use
Req No: 6946
County: Sullivan
Project No: F-082-1(3)
Tract No: 16 15

Dear Ms. Torbett:

The Excess Land Committee recently met to discuss your request to license, at no cost for public use, State owned real property purchased for the construction of SR-93 required by the above referenced project in Sullivan County. Your request indicates intent to install and maintain a public parking lot.

This request has been recommended for approval by the Committee, contingent on the parking being free and open to the public. Your request will now proceed to the environmental process. Once all final approvals have been obtained, you will be issued a license agreement. Please understand that you do not have authorization to use State right-of-way until the license agreement is fully executed.

If you have any questions, please contact Whitney Majors at 865-594-2658 or whitney_majors@tn.gov

Sincerely,

Digitally signed by Brian Dickerson
DN: cn=Brian Dickerson,
o=Tennessee Department of
Transportation, ou=Right of Way,
email=Brian.Dickerson@tn.gov, c=US
Date: 2021.09.29 06:55:11 -05'00'

Brian Dickerson, Manager of Excess Land Office
Right-of-Way Division

cc: Mr. Steve Borden, Ms. Sheena Foster, Ms. Whitney Majors, Mr. Kyle Heggie



Agenda subject voting report

Meeting name

Sullivan County Commission Oct 21 2021

10/21/2021

55 NEW BUSINESS Item 5 Resolution No. 2021-10-88 Sponsors: Calton/ Starnes
VOTE

Description

RESOLUTION TO APPROVE ENTERING INTO A LICENSURE AGREEMENT WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION ON TWO AREAS OF EXCESS RIGHTS-OF-WAY ALONG STATE ROUTE 93, ALSO KNOWN AS, JOHN B. DENNIS HIGHWAY ADJACENT TO TAX MAP 76, PARCEL 66.00 OWNED BY EASTMAN CHEMICAL COMPANY

Chairman

Venable, Richard

Total vote result

Voting start time 8:50:47 PM
Voting stop time 8:51:10 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	20
Abstain	0
No	0
Total Present	20
Absent	4

Group voting result

Group	Yes	Absent
No group	20	0
Total result		20

Individual voting result

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

Agenda subject voting report

Meeting name

Sullivan County Commission Oct 21 2021

10/21/2021

Name	Yes	Abstain	No	Absent
Woods, Doug ()	X			

Sullivan County
Board of County Commissioners
241st Annual Session

Item 6
No. 2021-10-89

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of October 2021.

RESOLUTION TO APPROVE VACATING AND QUITCLAIMING EXCESS RIGHT-OF-WAY ALONG OVERHILL DRIVE IN KINGSPORT TO MR. JOSEPH THOMAS, ADJACENT PROPERTY OWNER:

WHEREAS Mr. Joseph Thomas owns property located at 323 Overhill Drive, more specifically Tax Map 049, Parcel 059.00 which is split on each side of an unopened roadway at the end of Overhill Lane, and

WHEREAS a survey was prepared by a licensed surveyor, Todd Johnson, which identifies this excess right-of-way as being approximately 51.49 feet in width and running the length of his parking lot from Overhill Lane, a county road, to the I-81 Interstate Right-Of-Way; and

WHEREAS this request was first heard by the Kingsport Regional Planning Commission during their regular meeting held on September 16, 2021, wherein the commission granted a favorable recommendation to the County Commission for such right-of-way abandonment; and

WHEREAS this property does not abut any other property owner; however, serves as an entrance into the applicant's parking lot; and

WHEREAS this property is located within the 5th Civil District and the 6th Commission District; and

WHEREAS, a copy of the survey, exhibits, pictures and city planner's report from the Planning Commission meeting are attached herein; and

WHEREAS these requests have been reviewed by the Sullivan County Highway Commissioner's office and the Kingsport Utility District Manager's office.

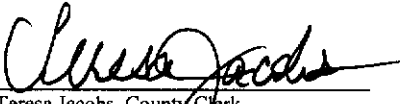
NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby abandons the unopened excess right-of-way at the end of Overhill Lane and more particularly the 50-foot-wide area running between Overhill Lane, and the I-81 Interstate Rights-Of-Way as illustrated and described on the survey, and authorizes the County Attorney to draft the appropriate quitclaim deed to the applicant, Joseph Thomas, the adjacent landowner.

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 21st day of October, 2021.

Attest:


Teresa Jacobs, County Clerk

Approved:


Richard S. Venable, County Mayor

Sponsored by: Commissioner Todd Broughton

Prime Co-Sponsor(s): Commissioner Terry Harkleroad, Judy Blalock

2021-10-89 COMMISSION ACTION: 10/21/21 Approved on Waiver of Rules 21 Yes, 3
Absent



Kingsport Regional Planning Commission

County ROW Vacating Report
File Number 2021-401-00004

Property Information	Overhill Drive – Excess Right-Of-Way		
Address	323 Overhill Drive		
Tax Map, Group, Parcel	TM 049, Parcel 059.00		
Civil District	5 th Civil District		
Overlay District	N/A		
Land Use Designation	Manufacturing District		
Acres	+/- 4.57		
Applicant #1 Information	Intent		
Name: Joseph Thomas Address: 3612 Honeywood Drive City: Johnson City State: TN Zip Code: 37604 Phone Number: (423) 791-2828		Intent: <i>To vacate excess right-of-way</i>	
Planning Department Recommendation			
(Approve, Deny, or Defer) <p>The Kingsport Planning Division recommends vacating the excess right-of-way located at 323 Overhill Drive:</p> <ul style="list-style-type: none"> Request reviewed by all city departments Request reviewed by Utilities <p>Staff Field Notes and General Comments:</p> <p>The applicant requests vacating the unimproved 50' excess right-of-way. The unimproved right-of-way is in between two parking lots on the applicant's property. This excess right-of-way is Approximately 114.63' in length. This is zoned in the County and within Kingsport's Urban Growth Boundary.</p>			
Planner:	Garland	Date: 8/23/21	
Planning Commission Action		Meeting Date:	September 16, 2021
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

County ROW Vacating Report

File Number 2021-401-00004

PROPERTY INFORMATION**Overhill Drive – Excess Right-Of-Way**

ADDRESS	323 Overhill Drive
DISTRICT, LAND LOT	Sullivan County
	5th Civil District, TM 049, Parcel 059.00
OVERLAY DISTRICT	N/A
CURRENT ZONING	M-1
PROPOSED ZONING	No Change

ACRES +/- 4.57**EXISTING USE Excess Right-of-Way****PROPOSED USE**

PETITIONER 1: Joseph Thomas
3612 Honeywood Dr., Johnson City 37604

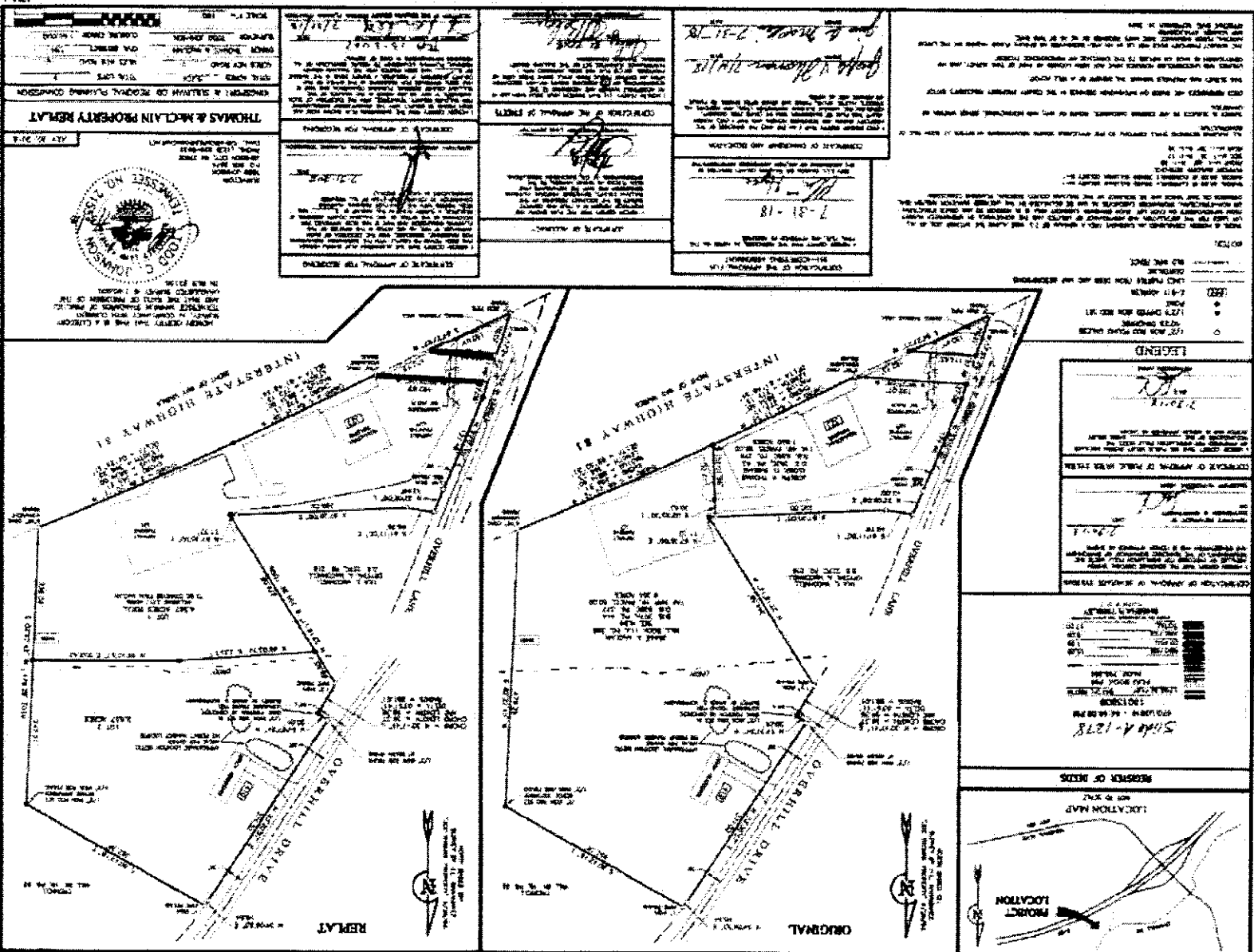
INTENT

The applicant is requesting that the 50' unimproved right-of-way off Overhill drive be vacated. The unimproved right-of-way is in between two parking lots on the applicant's property. This excess right-of-way is approximately 114.63' in length

This request has been reviewed by all city departments and Utility providers, and they have responded that there is no need to keep this excess right - of-way.

Kingsport Regional Planning Commission

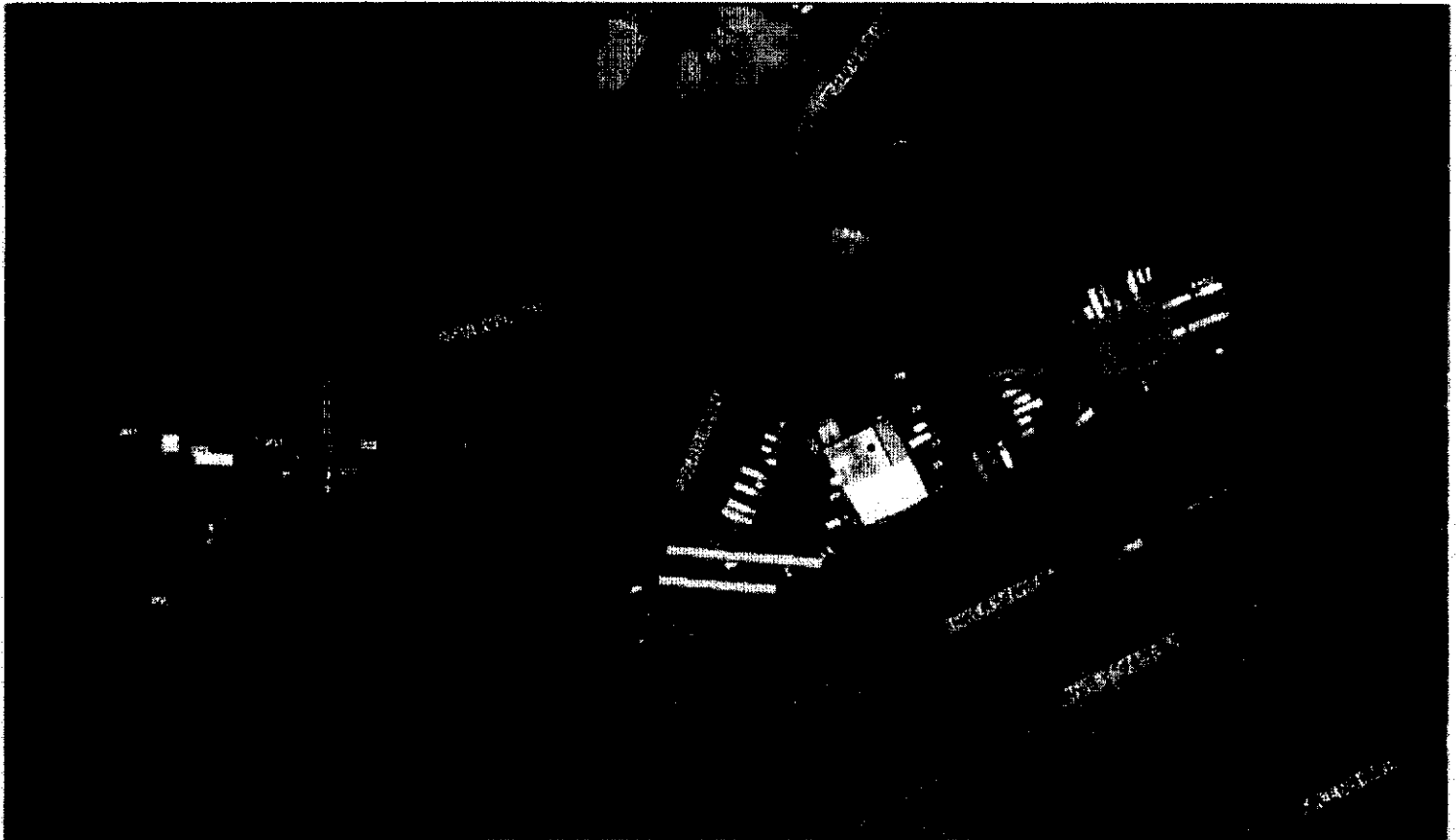
County ROW Vacating Report
File Number 2021-401-00004



Kingsport Regional Planning Commission

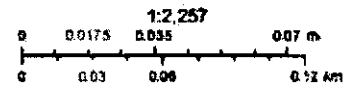
County ROW Vacating Report
File Number 2021-401-00004

Site Map



8/23/2021, 3:16:16 PM

☐ Kpl 911 Address
☐ Parcel_Conflict
☐ River
☐ Sullivan County Parcels
☐ Parcels
☐ Street_ROW
☐ Washington County Parcels
☐ Parcels
☐ Street_ROW
☐ Lake_Pond
☐ Parcel_Conflict
☐ Railroad_ROW
☐ River
☐ Lake_Pond
☐ Railroad_ROW



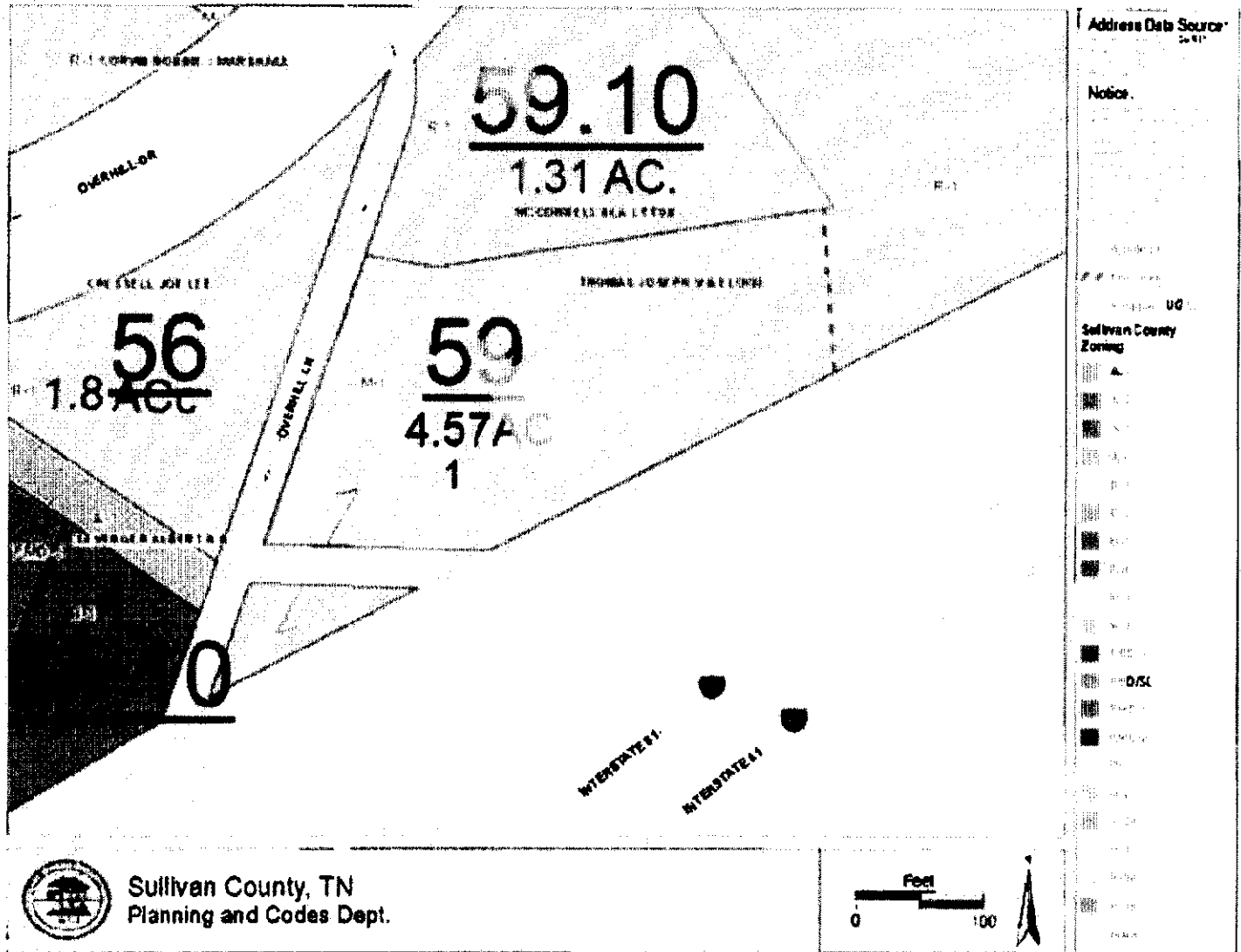
Data Application: ArcGIS

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on September 16, 2021

9/21/2021

Page 4 of 8

County Zoning



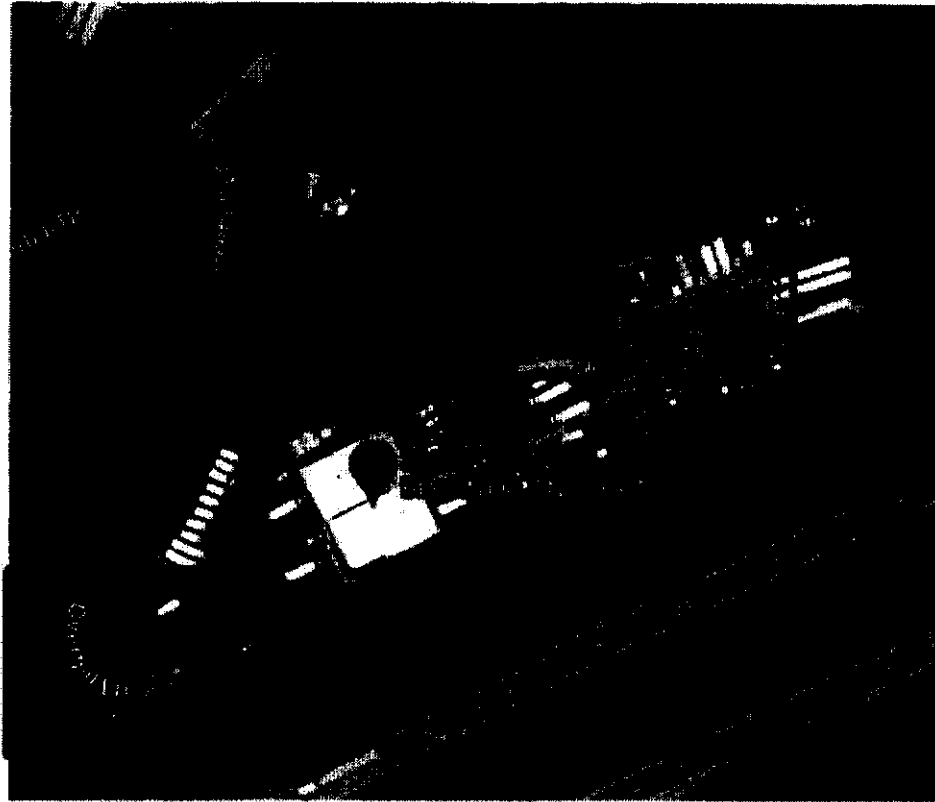
RECEIVED

RECEIVED

RECEIVED

Plan Application to Art

Site Overview



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on September 16, 2021

**RECOMMENDATION:**

Staff recommends sending a favorable recommendation to the Sullivan County Planning Commission for vacating the excess right-of-way at 323 Overhill Drive.

Project Information	Overhill Drive – Excess Right-Of-Way		
Address	323 Overhill Drive		
Tax Map, Group, Parcel	TM 049, Parcel 059.00		
Civil District	5 th Civil District		
Overlay District	N/A		
Land Use Designation	Manufacturing District		
Acres	+/- 4.57		
Applicant Information	Intent		
Name: Joseph Thomas Address: 3612 Honeywood Drive City: Johnson City State: TN Zip Code: 37604 Phone Number: (423) 791-2828		Intent: <i>To vacate excess right-of-way</i>	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends vacating the excess right-of-way located at 323 Overhill Drive:</p> <ul style="list-style-type: none"> Request reviewed by all city departments Request reviewed by Utilities <p>Staff Field Notes and General Comments:</p> <p>The applicant requests vacating the unimproved 50' excess right-of-way. The unimproved right-of-way is in between two parking lots on the applicant's property. This excess right-of-way is Approximately 114.63' in length. This is zoned in the County and within Kingsport's Urban Growth Boundary.</p>			
Planner:	Garland	Date: 8/23/21	
Planning Commission Action		Meeting Date:	September 16, 2021
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION**Overhill Drive – Excess Right-Of-Way**

ADDRESS	323 Overhill Drive
DISTRICT, LAND LOT	Sullivan County 5th Civil District, TM 049, Parcel 059.00
OVERLAY DISTRICT	N/A
CURRENT ZONING	M-1
PROPOSED ZONING	No Change
ACRES +/-	4.57
EXISTING USE	Excess Right-of-Way
PROPOSED USE	

PETITIONER 1: Joseph Thomas
3612 Honeywood Dr., Johnson City 37604

INTENT

The applicant is requesting that the 50' unimproved right-of-way off Overhill drive be vacated. The unimproved right-of-way is in between two parking lots on the applicant's property. This excess right-of-way is approximately 114.63' in length

This request has been reviewed by all city departments and Utility providers, and they have responded that there is no need to keep this excess right - of-way.

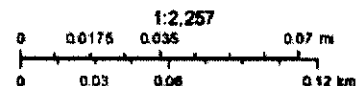
Page 3 of 8

Site Map



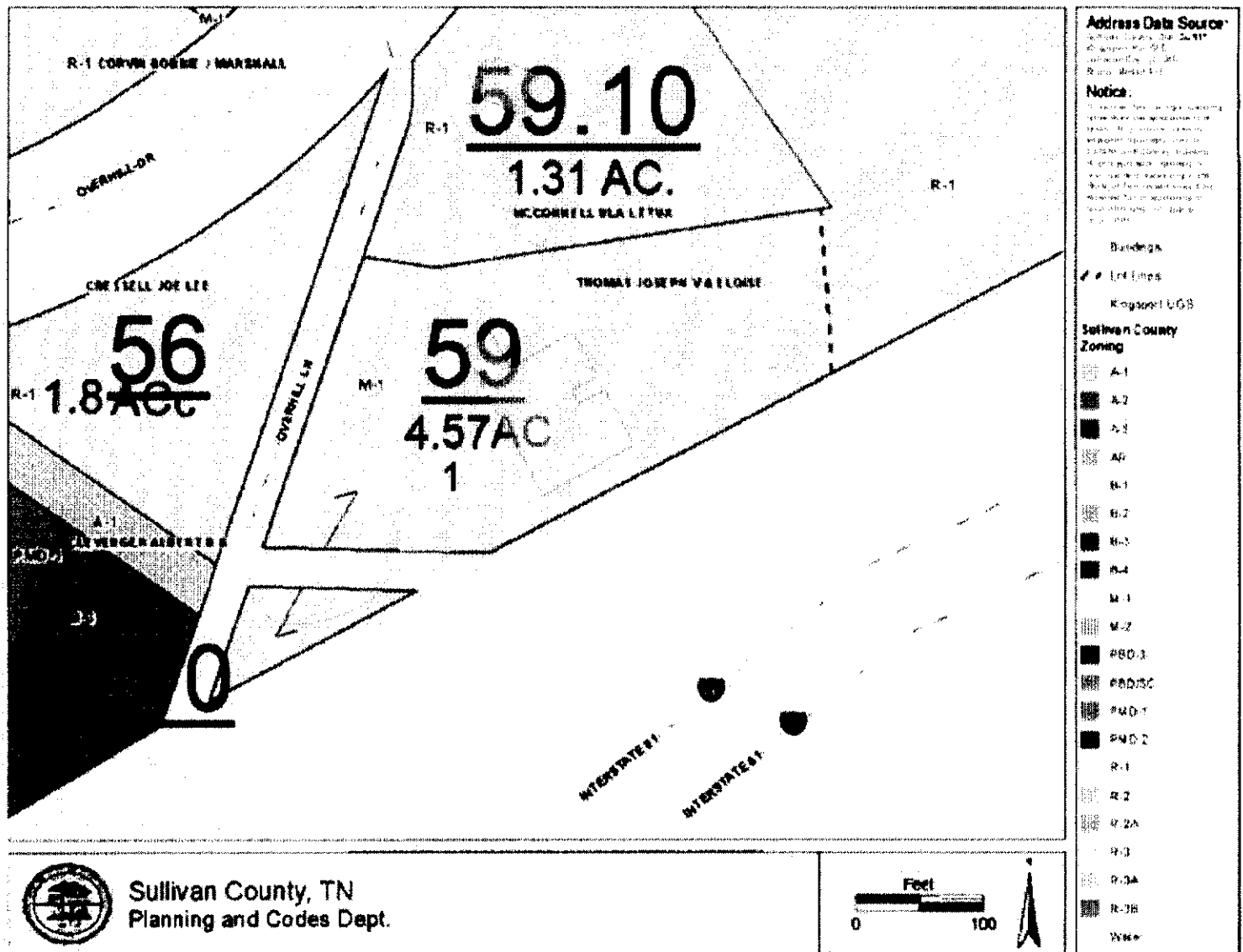
8/23/2021, 3:16:16 PM

<ul style="list-style-type: none"> Kpt 911 Address Washington County Parcels Lake_Pond 	<ul style="list-style-type: none"> Parcel_Conflict Parcels Railroad_ROW 	<ul style="list-style-type: none"> River Street_ROW 	<ul style="list-style-type: none"> Sullivan County Parcels Lake_Pond Parcel_Conflict 	<ul style="list-style-type: none"> Parcels Railroad_ROW River 	<ul style="list-style-type: none"> Street_ROW
---	--	---	---	--	--



Web AppBuilder for ArcGIS

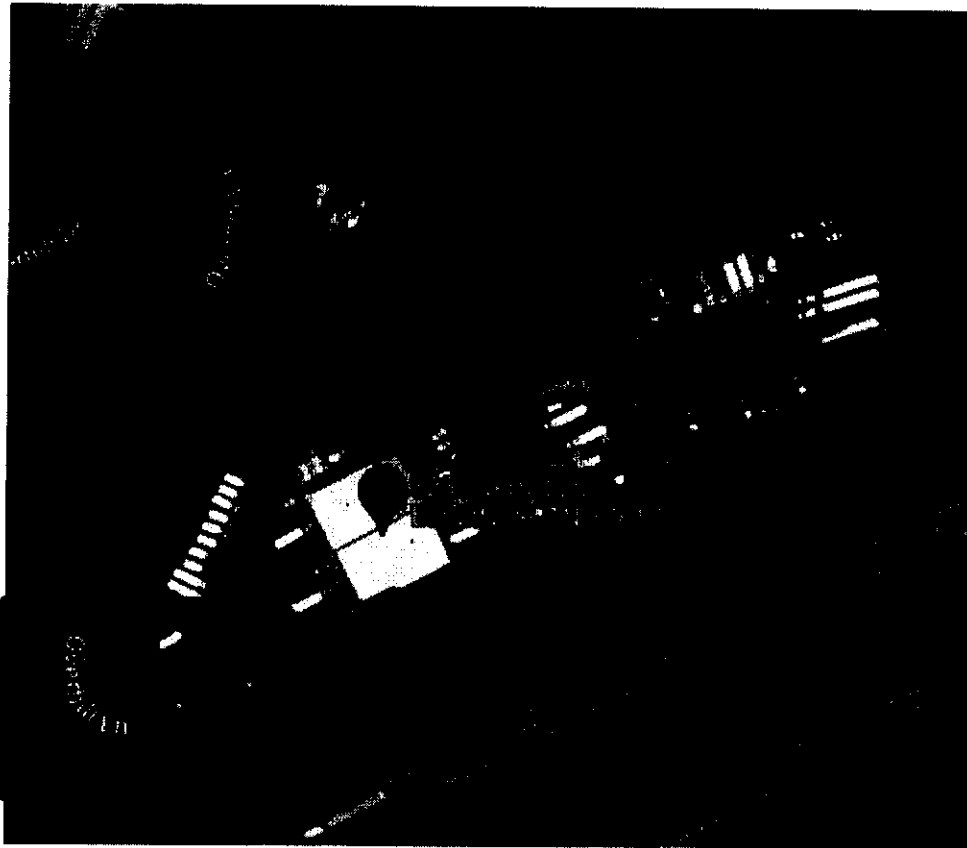
County Zoning

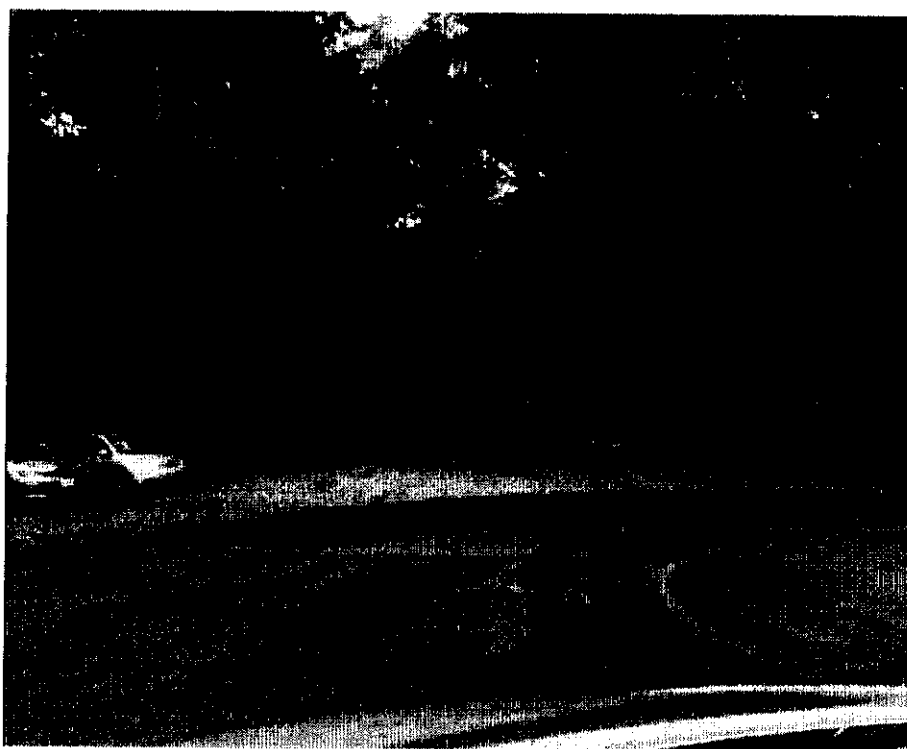


The image is a high-contrast, black and white scan of a document page. It is heavily degraded with noise, including numerous white specks and lines against a black background. In the upper left quadrant, there is some faint, illegible text that appears to be part of a header or title. A large, dark, irregular shape, possibly a stamp or a large mark, is visible in the lower right quadrant. The overall appearance is that of a very poor quality scan of a document.

Visit Apple, iCar for Arc

Site Overview





RECOMMENDATION:

Staff recommends sending a favorable recommendation to the Sullivan County Planning Commission for vacating the excess right-of-way at 323 Overhill Drive.

Sullivan County
Board of County Commissioners
241st Annual Session

Item
No. 2021-

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this ____ day of _____, 2021.

RESOLUTION TO APPROVE VACATING AND QUITCLAIMING EXCESS RIGHT-OF-WAY ALONG OVERHILL DRIVE IN KINGSPORT TO MR. JOSEPH THOMAS, ADJACENT PROPERTY OWNER:

WHEREAS Mr. Joseph Thomas owns property located at 323 Overhill Drive, more specifically Tax Map 049, Parcel 059.00 which is split on each side of an unopened roadway at the end of Overhill Lane, and

WHEREAS a survey was prepared by a licensed surveyor, Todd Johnson, which identifies this excess right-of-way as being approximately 51.49 feet in width and running the length of his parking lot from Overhill Lane, a county road, to the I-81 Interstate Right-Of-Way; and

WHEREAS this request was first heard by the Kingsport Regional Planning Commission during their regular meeting held on September 16, 2021 wherein the commission granted a favorable recommendation to the County Commission for such right-of-way abandonment; and

WHEREAS this property does not abut any other property owner; however, serves as an entrance into the applicant's parking lot; and

WHEREAS this property is located within the 5th Civil District and the 6th Commission District; and

WHEREAS, a copy of the survey, exhibits, pictures and city planner's report from the Planning Commission meeting are attached herein; and

WHEREAS these requests have been reviewed by the Sullivan County Highway Commissioner's office and the Kingsport Utility District Manager's office.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby authorizes the County Attorney to draft the appropriate quitclaim deeds to the applicant, Joseph Thomas, the adjacent landowner for the unopened excess right-of-way at the end of Overhill Lane and more particularly the 50-foot-wide area running between Overhill Lane, and the I-81 Interstate Rights-Of-Way as illustrated and described on the survey.

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.



000235

Duly passed and approved this _____ day of _____ 2021.

Attest: _____
Teresa Jacobs, County Clerk

Approve: _____
Richard S. Venable, County Mayor

WAIVER OF RULES REQUESTED

Sponsored by: Commissioner Broughton, Blalock
Prime Co-Sponsor(s): Commissioner Harkleroad

2021- COMMISSION ACTION:



**WAIVER/RELEASE OF DAMAGES ASSOCIATED WITH
CLOSURE, ABANDONMENT, CHANGE AND/OR TRANSFER
OF ADJACENT COUNTY ROAD AND/OR RIGHT-OF-WAY**

I/We Joseph V Thomas
(Name of Owner(s))

being owner(s) of land touched by the highway, road, and/or right-of-way proposed to be closed, abandoned, changed, and/or transferred to others by Sullivan County, Tennessee,

being more particularly described as 50' Unimproved r-o-w
(Description of Highway, Road, Right-of-Way)

off Overhill Lane, Kingsport,
do hereby waive any and all claims for damages, past, present and future, known and unknown, that I/We might sustain by such closure, abandonment, change and/or transfer, and hereby release Sullivan County, Tennessee therefrom.

08/19/2021
Date

Joseph V Thomas
SIGNATURE OF OWNER

J. Forbush
Witness
Andrea M. Forbush
County Planner

Printed Name of Owner

Date

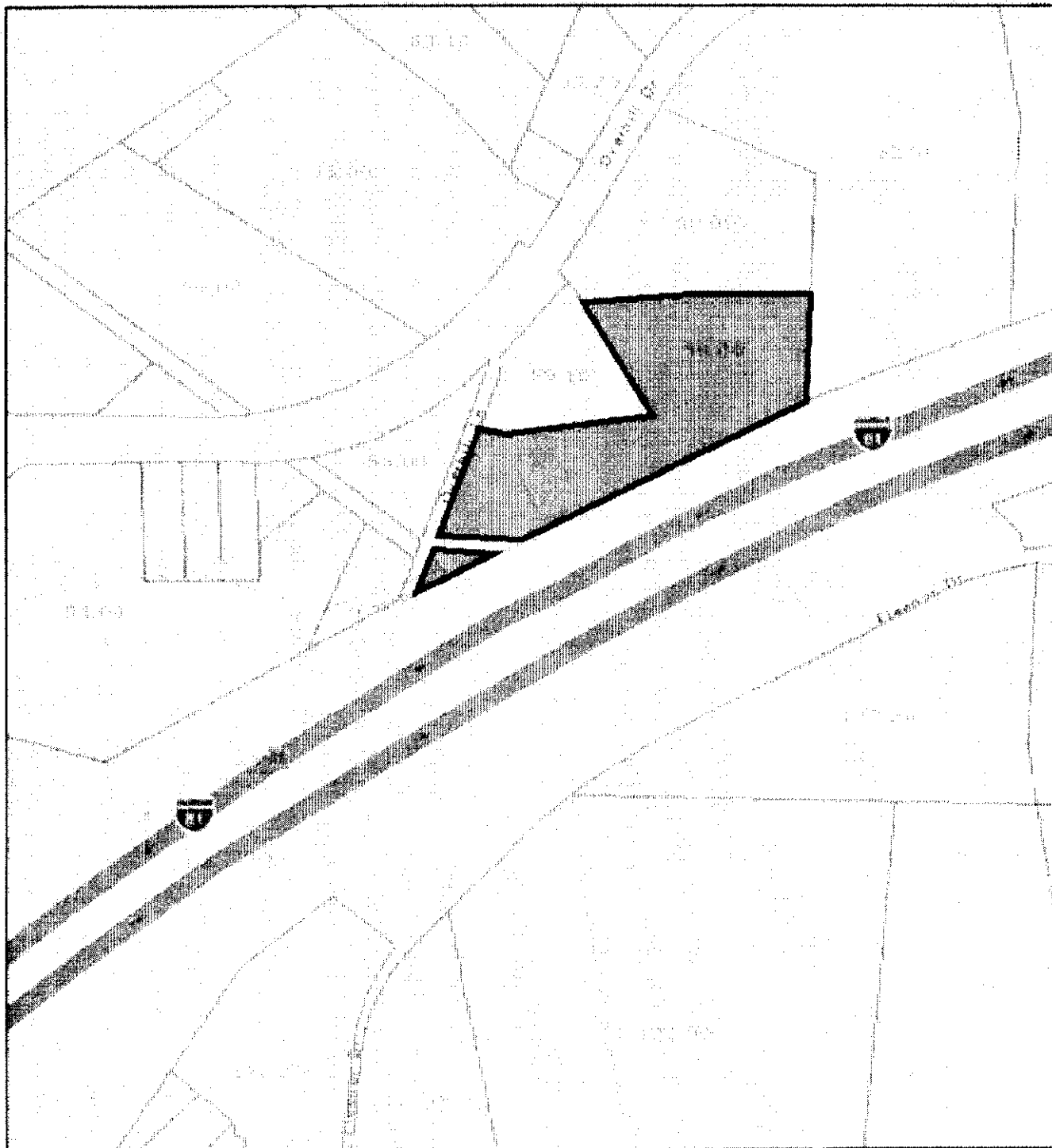
SIGNATURE OF OWNER

Witness

Printed Name of Owner

000237

Sullivan County - Parcel: 049 059.00



Date: August 18, 2021
County: Sullivan
Owner: THOMAS JOSEPH V & ELOISE
Address: OVERHILL DR 323
Parcel Number: 049 059.00
Deeded Acreage: 4.57
Calculated Acreage: 0
Date of Imagery: 2019

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Agenda subject voting report

000238

Meeting name

Sullivan County Commission Oct 21 2021

10/21/2021

56 NEW BUSINESS Item 6 Resolution No. 2021-10-89 Sponsors: Broughton / Harkleroad
VOTE

Description

RESOLUTION TO APPROVE VACATING AND QUITCLAIMING EXCESS
RIGHT-OF-WAY ALONG OVERHILL DRIVE IN KINGSPORT TO MR.
JOSEPH THOMAS, ADJACENT PROPERTY OWNER

Chairman

Venable, Richard

Total vote result

Voting start time 8:29:06 PM
Voting stop time 8:29:28 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

Group voting result

Group	Yes	Absent
No group	21	0
Total result	21	0/3

Individual voting result

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

Sullivan County
Board of County Commissioners
241st Annual Session

000233

Item 7
No. 2021-10-90

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of October 2021.

RESOLUTION To Authorize the Sullivan County Purchasing Agent to enter into a forty-eight (48) month lease agreement with NCL Government Capital to finance Sheriff vehicles and related equipment.

WHEREAS, the Sullivan County Sheriff's Office desires to obtain and replace 15 vehicles with related additional operational installed equipment on state contract to add to and replace existing fleet vehicles for more efficient and effective law enforcement operations; and

WHEREAS, the Sullivan County Sheriff's Office personnel has evaluated the need and ability to obtain these vehicles, with up-fitted equipment (LED Blue Lights, Siren, Speaker, Brush Guards, etc.), by utilizing a 4-year lease agreement with a \$1 buyout at the end of the term; and

WHEREAS, the total cost of the vehicles and equipment is approximately \$690,579 with an interest rate of 3.43% and four (4) annual lease payments being approximately \$184,095 each year and paid from the existing Sheriff and Correction budgets; and

WHEREAS, the total cost of the vehicles and equipment will be financed with the funds from the four (4) year lease that has expired in the existing Sheriff and Corrections budgets.

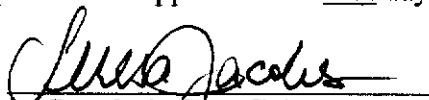
NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby authorize the Sullivan County Purchasing Agent to execute a forty-eight (48) month lease with annual payments @ approximately \$184,095 with NCL Government Capital as recommended by Sullivan County Sheriff's Office personnel. Funds will be provided by the existing Sheriff and Correction budgets.

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.

Duly passed and approved this 21st day of October, 2021.

Attest:


Teresa Jacobs, County Clerk

Approved:


Richard Venable, County Mayor

Sponsored by: Commissioner Todd Broughton

Prime Co-Sponsor(s): Commissioner David Akard, Gary Stidham

2021-10-90 COMMISSION ACTION: 10/21/21 Approved on Waiver of Rules 20 Yes, 4
Absent



Agenda subject voting report

000240

Meeting name

Sullivan County Commission Oct 21 2021

10/21/2021

57 NEW BUSINESS Item 7 Resolution No. 2021-10-90 Sponsors: Broughton/ Akard
VOTE

Description

RESOLUTION To Authorize the Sullivan County Purchasing Agent to enter into a forty-eight (48) month lease agreement with NCL Government Capital to finance Sheriff vehicles and related equipment

Chairman

Venable, Richard

Total vote result

Voting start time 8:53:48 PM
Voting stop time 8:54:09 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	20
Abstain	0
No	0
Total Present	20
Absent	4

Group voting result

Group	Yes	Absent
No group	20	0
Total result	20	0/4

Individual voting result

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

Agenda subject voting report

• **000241**

Meeting name

Sullivan County Commission Oct 21 2021

10/21/2021

Sullivan County
Board of County Commissioners
241st Annual Session

Item 8
 No. 2021-10-91

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of October 2021.

RESOLUTION OF THE SULLIVAN COUNTY COMMISSION
FOR ADOPTION OF A REDEVELOPMENT PLAN AND TAX INCREMENT
FINANCING AMENDMENT FOR THE OVERLOOK PROJECT LOCATED WITHIN
THE VOLUNTEER PARKWAY SOUTH REDEVELOPMENT DISTRICT

WHEREAS, Bristol Housing pursuant to the provisions of Title 13, Chapter 20, Tennessee Code Annotated, as supplemented and amended, has the power and authority to administer redevelopment programs located within its statutory boundaries; and

WHEREAS, Bristol Housing has prepared a document entitled "Redevelopment Plan for Core Urban Areas" in conformance with Title 13, Chapter 20, Part 2, Tennessee Code Annotated, as supplemented and amended which has been adopted by the City of Bristol, Tennessee; and

WHEREAS, as previously authorized by the Sullivan County Commission, Bristol Housing conducted a public hearing on September 29, 2021, to determine the necessity for the adoption of a Redevelopment Plan for the Volunteer Parkway South Redevelopment District on behalf of Sullivan County which includes the use of tax increment financing; and

WHEREAS, the comments and findings of said public hearing, along with The Overlook project proposal for the Volunteer Parkway South Redevelopment District have been presented to the Sullivan County Commission; and

WHEREAS, Bristol Housing and the City Council of the City of Bristol, Tennessee have recommended the adoption of the Redevelopment Plan and the proposed tax increment financing amendment and have also recommended approval of the use of tax increment financing for a single family residential development project known as The Overlook to be located within the Volunteer Parkway South Redevelopment District.

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

1. That the Redevelopment Plan for the Volunteer Parkway South Redevelopment District, along with the proposed Amendment, as presented and recommended by Bristol Housing, a copy of the Plan and Amendment being attached hereto as Exhibit A and Exhibit B, respectively, are hereby approved, and the factual findings contained therein are affirmed and adopted by the Sullivan County Commission.



No. 2021-10-91

2. That use of tax increment financing as described in the Volunteer Parkway South Redevelopment Plan as amended for use in support of the project known as The Overlook project is hereby approved.

3. That the Sullivan County Mayor and Sullivan County Assessor are hereby authorized and empowered to negotiate and execute all such documents as may be reasonably required to implement this Plan.

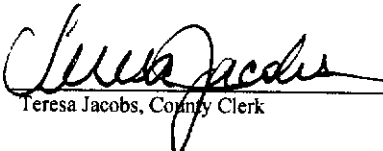
4. That Bristol Housing is hereby authorized and empowered to implement the Redevelopment Plan as amended, including the use of tax increment financing, on behalf of Sullivan County through the execution of a Redevelopment Agreement and other agreements deemed appropriate by Bristol Housing.

5. This resolution is restricted solely to the Volunteer Parkway South Redevelopment District and The Overlook Project is not an approval or denial of any other Redevelopment Plan, Project or District.


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 21st day of October, 2021.

Attest:


Teresa Jacobs, County Clerk

Approved:


Richard S. Venable, County Mayor

Sponsored by: Commissioner Mark Vance

Prime Co-Sponsor(s): Commissioner Hunter Locke, Sam Jones, Dr. Mark Hutton, Andrew Cross, David Akard, John Gardner, Archie Pierce, Angie Stanley, Randy Morrell

2021-10-91 COMMISSION ACTION: 10/21/21 Approved on Waiver of Rules 20 Yes, 4 Absent



RESOLUTION NO. 20 08

APPROVAL OF AN AMENDMENT TO THE CITY OF BRISTOL
REDEVELOPMENT PLAN CREATING THE
VOLUNTEER SOUTH REDEVELOPMENT DISTRICT

BRISTOL HOUSING

Whereas the City of Bristol Housing Board, created by Chapter 20 of the City of Bristol Charter, is the governing body for the City of Bristol Housing, and

Whereas the City of Bristol Housing Board, created by Chapter 20 of the City of Bristol Charter, is the governing body for the City of Bristol Housing, and

Whereas the City of Bristol Housing Board, created by Chapter 20 of the City of Bristol Charter, is the governing body for the City of Bristol Housing, and

Whereas the City of Bristol Housing Board, created by Chapter 20 of the City of Bristol Charter, is the governing body for the City of Bristol Housing, and

Whereas the City of Bristol Housing Board, created by Chapter 20 of the City of Bristol Charter, is the governing body for the City of Bristol Housing, and

Whereas the City of Bristol Housing Board, created by Chapter 20 of the City of Bristol Charter, is the governing body for the City of Bristol Housing, and

Whereas the City of Bristol Housing Board, created by Chapter 20 of the City of Bristol Charter, is the governing body for the City of Bristol Housing, and

Whereas the City of Bristol Housing Board, created by Chapter 20 of the City of Bristol Charter, is the governing body for the City of Bristol Housing, and

Whereas the City of Bristol Housing Board, created by Chapter 20 of the City of Bristol Charter, is the governing body for the City of Bristol Housing, and

Tom Graham, Commissioner
Dennis Feltz, Commissioner
Scott Morefield, Commissioner
Raymond Hill, Vice-Chair
Ellis Kane, Chair

passed

CERTIFICATION

This Resolution was duly considered and adopted by the Bristol Housing Board of Commissioners meeting in regular session this 9th day of December, 2020.

[Signature]
Chair

ATTEST

[Signature]
Secretary



INTRODUCTION AND PLAN PURPOSE

The City of Bristol Tennessee has focused on redevelopment and economic development to improve the overall economy and quality of life of the City overall and to our citizens in particular. The City decided to be proactive and identify areas and designate Redevelopment Districts in blighted areas where redevelopment was determined to be most appropriate and where it was felt potential incentives could be provided as a way to encourage redevelopment activities by the private sector. Within these designated Redevelopment Districts, in order to aid a specific redevelopment project, a project plan would be considered and if appropriate, recommended by Bristol Housing (the Authority) to the City of Bristol and Sullivan County for tax increment financing assistance following the procedures set forth in Tennessee Code Annotated 13-20-201 et seq.

For many years, private redevelopment in blighted areas has been an acceptable public purpose. The City must designate redevelopment projects and approve redevelopment plans after a public hearing before a project may move forward. The goal of the public hearing is to solicit public input and to determine the necessity for adoption of the plan by the local governing body.

This Plan Amendment is being proposed to continue this proactive policy by concentrating on the area known as the Volunteer Parkway South Redevelopment District. This area contains approximately 367.5 acres divided into thirty-five (35) parcels of property appraised for property tax purposes at approximately \$18,190.757 for an average value for property tax purposes of \$49,499 per acre. The Redevelopment District includes both standard and sub-standard properties for consideration.

This amendment to the redevelopment plan is meant to help the City of Bristol and Bristol Housing achieve the goal of the redevelopment study area through the "designation" of potentially developable properties where assistance could be made available for approved redevelopment projects. The realization of this plan will serve the purpose of expanding the current strong economic growth of the area and further grow the City's tax base while offering new business opportunities in this important area.

Bristol Housing has studied over 13 areas that have contained conditions felt to result in an ineffective use of land or which contained factors that limit the area's ability to reach its fullest economic potential. Five (5) areas were identified as "Redevelopment Districts", four (4) areas, including this study area, were identified as Study Areas which would be considered for designation as "Redevelopment Districts" at a later date by officials, two (2) study areas were eliminated as they were determined to be industrial sites that could be studied by the Bristol Tennessee Industrial Development Board for possible redevelopment activity, and one study area was not considered blighted as defined by TCA 13-20-201, and was not recommended for redevelopment action.

REDEVELOPMENT PLAN HISTORY

In 2010, the Redevelopment Plan for Identified Districts and Study Areas was amended. Amendment 1 added the Volunteer Plaza Redevelopment District and the Melrose Volunteer



Parkway Redevelopment District to the inventory of "designated" Redevelopment Districts within the City. In 2012, the planning document "Strategic Partnerships for Economic Growth and Sustainability" was adopted by the Bristol Tennessee City Council and named as a strategic partner Bristol Housing with an assigned objective to update the Redevelopment District Plan. In April of 2014, the Bristol Housing Board of Commissioners agreed to move forward with the plan update. A final plan was not prepared and an Amendment to the 2005 and 2010 plan was not enacted on.

DISTRICT STUDY HISTORY AND PROJECT AREA BOUNDARY DESCRIPTION

As stated above, the Redevelopment Plan includes the Volunteer Parkway South Redevelopment Study Area as defined in the included maps. This area contains a portion of the Tri-Cities Auto Parts operation, an equipment company, campground parking areas, and some residential structures. In addition, a portion of the Redevelopment Study Area is occupied with inoperable vehicles for parts and is a deleterious use of the land. There are also multiple parcels of property that remain vacant and could be redeveloped and repurposed to enhance economic prosperity for the City. The Redevelopment Study Area is located adjacent to a stable residential neighborhood. The Study Area is bounded by Exide Drive on the north and White Top Road on the south. This area contains approximately 367.5 acres divided into thirty-five (35) parcels of property valued for property tax purposes at an estimated \$18,190,757 for an average value of \$49,499 per acre. The Study Area includes both standard and sub-standard properties for consideration.

The Redevelopment Plan would allow consolidation of multiple parcels of land if required. The Plan would provide and promote the creation of larger high quality residential and commercial developments. The existing underutilized land, and marginal controlled vehicular access and topographic conditions along Volunteer Parkway would be eliminated by implementation of a Redevelopment Plan. Redevelopment of this area would also provide the opportunity to introduce aesthetic improvements that would serve as a catalyst for adjoining property along this gateway into the community.

Based on the foregoing circumstances and conditions, the Board of Commissioners of Bristol Housing and the City Council of the City of Bristol shall determine that the Area is blighted as defined by TCA 13-20-201 (a). It is recommended that when appropriate the District be redeveloped, rehabilitated and/or renovated in order to correct such blighted, deteriorated and dilapidated conditions.

If approved, the City and the Authority pledge their support of redevelopment activities and offer their assistance in a public private partnership with potential developers as provided by the Plan.



PLAN OBJECTIVES

The primary objectives of this redevelopment plan include:

- Encourage the development and redevelopment of the District properties and reflect the significant commercial and service uses of the Study Area with commercial, office, professional service, and possibly residential uses
- To provide an enhanced environment for economic growth and development
- To eliminate blight and blighting or deleterious influences in the area

ZONING AND LAND USE

The Volunteer Parkway South Redevelopment Study Area represents an area that is currently in transition. The early acquisition and transformation of a major portion of the site for a mixed-use development specializing in race-related land uses is in place. However, the site continues to contain uses not in character with the surrounding new residential, commercial, and entertainment related land uses. Multiple sites in this study remain vacant and are of limited use or are construction related. Some parcels are related to automotive repair and parts sales facilities. Other parcels within the study are currently underutilized and could be considered obsolete. Over the years there has been significant financial investment made to some of the properties within the study area. These parcels however are not being fully utilized and should be deemed obsolete. As some of the parcels have aged and have declined in usage, a redevelopment plan would allow parcels within the study area to be developed into feasible, fully-utilized parcels. Several of the parcels within the Study Area contain infrastructure and improvements designed for campground use, which are currently being underutilized. This use constitutes excessive land coverage and deleterious land use. The obsolescence of the layout and improvements is evidenced by the properties' low utilization rates. Multiple parcels also contain dilapidated improvements. The ultimate redevelopment of this site should maintain the current mixed-use commercial, office and residential use of the property. The continued investment and development of the Bristol Motor Speedway establishes the opportunity for race and entertainment related development while substantially improving the local tax base, allowing an exposure to a world audience, and continued economic growth for the surrounding properties. Substantial investments in public and private projects should be preserved by the continued zoning for general commercial development. A special zoning or overlay district should be considered to allow mixed-use commercial, residential and service uses to develop in planned interrelated developments.

Based on the foregoing circumstances and conditions, the Board of Commissioners of the Bristol Housing and the City of Bristol, Tennessee City Council have determined that Volunteer Parkway South Redevelopment Study Area as a whole is blighted as defined by TCA 13-20-201, et. seq and should be identified as a redevelopment district based on the following factors and conditions:



1. Obsolete buildings, layouts and other improvements.
2. Long term vacancy and underutilization of sites and buildings.
3. Deleterious land use and excess land coverage.
4. Dilapidated improvements.
5. Other factors detrimental to the welfare of the community.

It is recommended that the project properties be redeveloped, rehabilitated and or renovated in order to correct such blighted, deteriorated and dilapidated conditions, and where appropriate, incorporated into a redevelopment project.

The redevelopment of the Area shall comply with the Zoning Ordinance, other rules, laws, ordinances, codes and regulations of the City, including building codes and other ordinances shall apply. Further, the Authority shall review the Plan and any redevelopment plans within the Study Area with appropriate City agencies and officials to ensure that the Plan and the proposed redevelopment activities conform with local objectives relating to appropriate land uses, improved traffic flow, public transportation, public utilities, recreation and community facilities and other public improvements and needs. For a more complete description of the requirements and restrictions of the Zoning Ordinances of the City, reference should be made to the Ordinances themselves.

The City and the Authority will cooperate in the planning and construction of improvements to the streets, roadways, sidewalks, curbs and gutters, parking systems, lighting, landscaping and traffic signalization and control.

The Volunteer Parkway South Redevelopment Study Area is shown on the maps included in this document. Other pertinent data includes the ownership of properties, the acreage, location and appraised value are available upon request at the Bristol Housing office.

The redevelopment of this study area should result in expanded commercial, office, retail, cultural, and residential uses. The renovation of this area will enhance the continual improvement and encourage continued investment throughout the study area.

REDEVELOPMENT PROCESS

The overall purpose of this redevelopment plan is to identify the "project area" and properties with a potential for renovation or redevelopment while expanding the usable properties within the designated Redevelopment District that may qualify for redevelopment incentives. This identification of additional properties will offer the opportunity of private planning and investment with the potential of assistance for qualifying and approved redevelopment projects.

If a property owner, or potential owner, wishes to renovate or purchase and renovate an existing property and request financial assistance or other incentives to realize the project, the developer would contact staff to discuss the project who will consult with the City and staff. Should a



project be deemed appropriate for consideration, a predevelopment plan for the specific property will be developed to include expected use of the property, expected investment and return on investments, site plan and or architectural drawings, and requested assistance either through an application of Tax Increment Financing or other incentives. The plan will include an evaluation of the planned redevelopment and requested, as well as the impact to the community, including financial benefit. As set forth in TCA 13-20-201 et seq., after notification of property owner(s), notice of public hearing has been completed and a public hearing held, if approved and recommended by the Bristol Housing, the any redevelopment project requesting the use of tax increment financing will be forwarded to the City of Bristol City Council and the Sullivan County Commission for consideration of the requested Tax Increment Financing or other incentives.

RELOCATION OF RESIDENCE AND BUSINESSES

It is not anticipated that any project developed through the provisions of this plan will result in the relocation of any residential dwellings or businesses. Should the temporary relocation of persons living in this area be required, all relocations would be in conformance with the Relocation Policy of Bristol Housing which is available for review at the office of Bristol Housing.

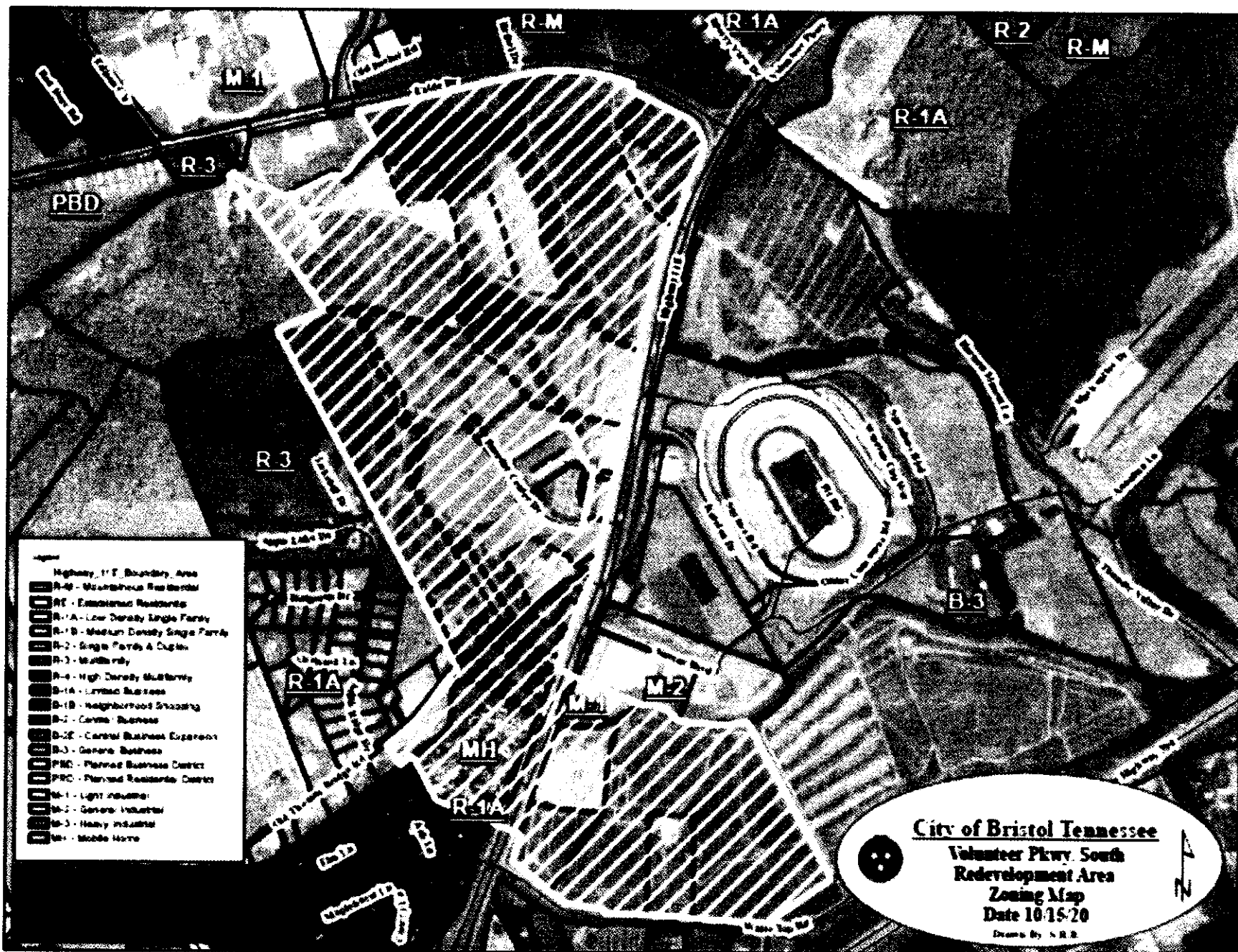
LAND ACQUISITION AND DISPOSITION PLAN

It is not anticipated that any properties will be acquired by either the Bristol Housing or the City of Bristol Tennessee except for those properties already acquired and in public ownership. Should properties be determined to be acquired by Bristol Housing or the City of Bristol, such properties will normally be acquired through negotiation. Eminent domain shall not be utilized by Bristol Housing or the City of Bristol to acquire ownership of any property within this District except in circumstances where a property has been identified for public utility, transportation or telecommunications infrastructure improvements or a property that has title issues making it unmarketable and the use of eminent domain is requested by an owner of the property.

INTERPRETATION

This amendment is intended to comply with and should be construed to be consistent with the provisions of Title 13 Chapter 20 Part 2 of the Tennessee Code and Title 9 Chapter 13 of the Tennessee code ("The Uniformity Tax Increment Financing Act of 2012").





No. 2021-10-91
EXHIBIT A

000250

**VOLUNTEER PARKWAY SOUTH REDEVELOPMENT DISTRICT
THE OVERLOOK PROJECT
TAX INCREMENT FINANCING AMENDMENT**

Tax-increment financing ("TIF") is a redevelopment tool to be administered by housing and redevelopment authorities codified at Tenn. Code Ann. §§13-20-204 and 205, et. seq. The purpose of TIF is to provide an economic stimulus for blighted property in need of redevelopment. Upon adoption of this Amendment, TIF may be utilized to finance eligible redevelopment costs for a single family residential redevelopment project known as The Overlook ("The Overlook") to be located within the existing Volunteer Parkway South Redevelopment District subject to the provisions of this Amendment. The TIF shall be administered as follows:

A. District History.

The Volunteer Parkway South Redevelopment District was designated as a Redevelopment District by Bristol Housing ("BH") in 2020. The Redevelopment District contains many dilapidated and underutilized parcels of property and was determined to be blighted in 2020 for the reasons set forth in the original redevelopment plan which still exist and which are incorporated in this amendment by reference. The Volunteer Parkway South Redevelopment District includes approximately 35 tax parcels which are mostly dilapidated and underutilized. Redevelopment of the Project Area is critical to complete the transformation of the entire Redevelopment District. The Volunteer Parkway South Redevelopment District is shown on the map attached as Exhibit One ("Redevelopment District"). The Overlook Project Area of the Volunteer Parkway South Redevelopment District is shown on the map attached as Exhibit Two ("Project Area"). Delay of the redevelopment of the Project Area will continue to have a blighting influence on the adjacent areas. The use of TIF will allow the redevelopment of the Project Area which has seen a dramatic decline in usage over the past decade. The existing blight within the Project Area would be eliminated by implementation of the proposed Redevelopment Project. The presence of approximately 158 new single family homes and townhomes would boost the area schools and increase economic activity in and around the Redevelopment District. Redevelopment of this area via the proposed Project would also help alleviate the shortage of market rate entry level single family homes in the Bristol and Sullivan County markets. Available residential ownership options are critical to assist area businesses in recruiting new employees to the area who will both work and live in Bristol and Sullivan County.

Based on the foregoing circumstances and conditions, the Board of Commissioners of BH has determined that the District is blighted as defined by TCA 13-20-201 et seq. The District experiences the following conditions:

1. Long-term vacant and underutilized property.
2. Deleterious land use.



3. Blighting effect of the continued vacancy and deterioration of the property and impact to the surrounding properties including increased crime in the Redevelopment District

It is recommended that the project be redeveloped, rehabilitated and/or renovated in order to correct such blighted and deteriorated conditions.

B. District Zoning and Land Use

The redevelopment of the District shall comply with the Zoning Ordinances and building codes as well as other applicable rules, laws, ordinances, codes and regulations of the City. BH shall also review the Plan and any redevelopment projects within the District with appropriate City agencies and officials to ensure that the Plan and the proposed redevelopment activities conform with local objectives relating to appropriate land uses, improved traffic flow, public transportation, public utilities, recreation and community facilities and other public improvements and needs. For a more complete description of the requirements and restrictions of the Zoning Ordinances of the City, reference should be made to the Ordinances themselves. This property is currently zoned B-3 by the City of Bristol

The City and BH will cooperate in the planning and construction of improvements to the streets, roadways, sidewalks, curbs and gutters, parking systems, lighting, landscaping and traffic signalization and control.

C. Estimated Cost of the Project

The total estimated costs of all the proposed improvements to be made by Landstar Partners, LLC (the "Developer") for The Overlook is \$6,023,500.00. The proposed improvements by the Developer include removal of the existing asphalt, gravel and other existing improvements, grading, installations of storm water and utilities, construction of roads, installation of landscaping, lighting and other related amenities (the "Redevelopment Project"). Developer will then sell the residential lots to a home builder who will construct approximately 96 single family homes and approximately 62 townhomes. The single family residences will be between 2000 and 2800 square feet and contain at least 3 bedrooms and 2 baths. The townhomes will be approximately 1600 to 1800 square feet and have similar amenities. The purchase price for the residences and townhomes is currently estimated based on current construction costs to be approximately \$ 180,000 for the townhomes and between \$225,000 and \$280,000 for the residences. The total project investment by the developer and home builder is estimated to be approximately \$ 37,543,250.

In addition, BH will be paid an annual administration fee equal to five percent of the total annual tax increment revenue received by BH. The Project will be located upon the following current tax parcels: Sullivan County Tax Map 067, Control Map 067, Parcels 056.00, 056.50, 056.40, 056.35 and 056.30 which are the only five tax parcels within the Project Area. The TIF shall be limited to eligible expenditures for the Redevelopment Project within the Project Area



D. Sources of Revenue to Finance the Cost of the Project.

The estimated primary sources of revenue to pay for the Redevelopment Project are proceeds in the amount of \$ \$4,323,250.00 from a permanent loan to the Developer and tax increment based debt (to be issued by the BH in the form of bonds, notes, or other indebtedness) in an amount not to exceed \$ 1,700,000 but in no event in an amount to exceed the estimated amount of debt that can be amortized over the 15 year increment periods which are hereby authorized by City of Bristol (the "City") and Sullivan County, Tennessee (the "County"). Current projections suggest that the tax increment from the proposed improvements within the Project Area will be sufficient to retire this amount of indebtedness within a fifteen year amortization period for both the City and the County.

The total current property tax assessment for the Project Area is \$ 735,955. This results in annual property tax payments to the City in the amount of \$ 114,975.81 and annual property tax payments to the County in the amount of \$ 18,141.67. The Redevelopment Project would result in a total estimated assessed value for property within the Project Area of \$ 7,074,500.00 (based on a \$ 28,298,000.00 tax appraised value). Based on current tax rates, this would result in total estimated annual city taxes of \$ 140,520.79 and total estimated annual county taxes of \$ 170,226.62. Because Sullivan County has dedicated \$0.22 of its \$ 2.4062 tax rate for repayment of indebtedness and the City of Bristol has dedicated \$0.12 of its \$ 1.9863 tax rate for repayment of indebtedness, that portion of the increment, pursuant to Tenn. Code Ann. §§13-20-205 and 9-23-103, shall not be allocated as provided in Paragraph G below but shall be collected and paid to the respective taxing agency as all other property taxes are collected and paid. Thus, the estimated total available increment from Sullivan County taxes after the statutory debt service set aside but prior to any county holdback is \$ 138,179.75. The estimated total available increment from City of Bristol taxes after statutory debt service set aside but prior to any holdback is \$ 118,592.39. However, this amendment provides in Paragraph G that 35% of the tax increment shall be retained by the City and County resulting in an estimated total annual available tax increment after holdbacks and BH administrative fees of \$ 158,556.80. The combined new tax revenue above the current base as a result of this Project would be \$ 62,268.11 to the County and \$ 48,459.93 for the City. A detailed calculation of these estimated projections is attached hereto as Exhibit Three. The redevelopment of the Project Area will not occur to the degree proposed without the use of tax-increment financing.

E. Amount and the Final Maturity of Bonded or other Indebtedness to be Incurred

The amortization period for any indebtedness backed by the tax-increment revenue generated within the Project Area shall be no more than fifteen years from the date of issuance of the debt. In any event, the final maturity date of all indebtedness issued pursuant to this Amendment shall be on or before May 15, 2039. Upon retirement of all bonds, loans, or other indebtedness incurred and payable from tax-increment funds, or at such time as monies on deposit in the tax-increment fund or funds are sufficient for such purpose, all property taxes resulting from the incremental development of the project shall be retained by the appropriate taxing agency for disbursement according to law.



F. Impact of the Tax-Increment Financing Provisions Upon Taxing Agencies.

The total assessment of the City of Bristol's real property tax base for the 2020 tax year is approximately \$ 717,005,000. The total assessment of Sullivan County's real property tax base for the 2019 tax year is approximately \$3,847,748,820. The current assessment of the Project Area represents 0.001 of the City of Bristol's property tax base and 0.0002 of the Sullivan County property tax base. The estimated assessment of the Proposed Improvements would represent 0.0098 of the current City of Bristol tax base and 0.0018 of the current Sullivan County tax base. Based on these small percentages, the City and the County (the two taxing agencies affected by this Redevelopment Project) will not be substantially impacted financially by this tax-increment financing provision.

The development of the Redevelopment Project will result in additional residents and economic activity within the Redevelopment District. It is estimated approximately 266 total jobs could be created during the construction phase of the Redevelopment Project with a total economic impact of \$ 18,525,000 which results in significant local taxes and other revenue for local governments. In addition, the long term impact includes the addition of residents to our communities which results in significant additional local taxes and other revenue for local governments. While all these numbers rely on certain assumptions and projections, the end result of the Redevelopment Project is that a need for entry level home ownership has been met and the City and County will receive a substantial economic boost.

G. Division of Property Taxes.

Upon approval of this Amendment, the taxes levied and collected over the Project Area shall be collected by the appropriate taxing authorities in the same manner as provided by law, except that said taxes shall be divided as follows:

1. The portion of the taxes which would be produced by the rate at which the tax is levied each year by each taxing agency, upon the assessed value of such property within the Project Area as of the 2021 tax year (which is the year of approval of this TIF amendment) ("Base Assessment"), shall be allocated to, and when collected, shall be paid to, the respective taxing agencies as taxes levied by such taxing agencies on all other property are paid; provided, that in any year in which taxes of the Project Area are less than the Base Assessment and the Dedicated Taxes, there shall be allocated and paid to those respective taxing agencies only those taxes actually imposed and collected; and provided further, that, in any year or years in which the Base Assessment would be diminished solely due to a rate reduction under Title 67, Chapter 5, Part 17, of the Tennessee Code, the Base Assessment shall nevertheless be established at the amount originally determined.

2. Subject to the restraints herein and applicable law, sixty five percent (65%) of all the taxes levied in each year in excess of the Base Assessment and Dedicated Taxes shall be allocated to and, when collected, shall be paid into a special fund or funds of BH to pay the administration fee and to pay the principal of and interest on any bonds, loans or other



No. 2021-10-91
EXHIBIT B

indebtedness incurred or to be incurred by BH to finance or refinance, in whole or in part, eligible redevelopment expenses of the Redevelopment Project contemplated by the Redevelopment Plan, and such other expenses as may be allowed by law. The remaining thirty five percent (35%) of all the taxes levied in each year in excess of the Base Assessment and Dedicated Taxes shall be allocated to and, when collected, shall be paid to the respective taxing agencies in the same manner as taxes on all other property are paid.

3. Upon retirement of all bonds, loans or other indebtedness incurred by BH and payable from such special fund or funds, or at such time as monies on deposit in such special fund or funds are sufficient for such purpose, all taxes levied each year in excess of the Base Assessment and Dedicated Taxes shall, when collected, be paid to the respective taxing agency as taxes levied by such taxing agencies on all other property are paid, and BH shall give notice to all affected taxing agencies of such retirement. Excess taxes beyond amounts necessary to fund or reserve for eligible expenditures may be applied to principal and interest of debt incurred to finance such eligible expenditures or shall revert to the taxing agency general fund. In any event, the division of property taxes required by this document shall not continue for any tax year beyond 2038

H. Property Tax Assessments and Collection.

1. The appropriate assessor shall, in each year during the period in which taxes are to be allocated to BH pursuant to Paragraph G, compute and certify the net amount, if any, by which the current assessed value of all taxable property located within the Project Area which is subject to taxation by the particular taxing agency exceeds the base assessment. The net amount of any such increase is referred to in this subdivision as the incremental value for that particular year.

2. In any year in which there exists a tax increment to be allocated to BH, the appropriate assessor shall exclude it from the assessed value upon which the appropriate assessor computes the tax rates for taxes levied that year by the taxing agency. However, the assessor shall extend the aggregate tax rate of such taxes against the Base Assessment and the incremental value and shall apply the taxes collected there from as provided herein.

3. If in any year property comprising a portion of the Project Area shall be removed from the tax rolls of a taxing agency, the Base Assessment for the Project Area shall be reduced by the amount of the Base Assessment allocable to the property so removed for each subsequent year in which taxes are to be allocated to a particular authority pursuant to the above provisions.

I. Documentation for Assessor's Office.

Upon approval of this Amendment, BH shall transmit to the assessor of property and the chief financial officer for each taxing agency affected, a copy of the description of all land within the Project Area (including tax parcel numbers), the date or dates of the approval of the redevelopment plan or amendment thereto, a copy of the resolution approving the redevelopment plan or approving an Amendment thereto, a map or plat indicating the



boundaries of such property and the Base Assessment with respect to the Project Area, and taxes shall thereafter, when collected, be allocated and paid in the manner provided herein.

J. Excluded Taxes.

Notwithstanding anything to the contrary in this section, taxes levied upon property subject to tax-increment financing provisions by any taxing agency for the payment of principal of and interest on all bonds, loans or other indebtedness of such taxing agency, and taxes levied by or for the benefit of the State of Tennessee (herein "Dedicated Taxes"), shall not be subject to allocation as provided in Paragraph G but shall be levied against the property and, when collected, paid to such taxing agency as taxes levied by such taxing agency on all other property are paid and collected.

K. Interpretation.

This tax-increment financing amendment is being proposed pursuant to *Tenn. Code Ann. § 13-20-201, et. seq.* and *Tenn. Code Ann. § 9-23-101, et. seq.* and all relevant provisions are hereby incorporated herein by reference. All provisions of this Amendment shall be construed in a manner consistent with said Code sections.

L. Conditions of Tax Increment.

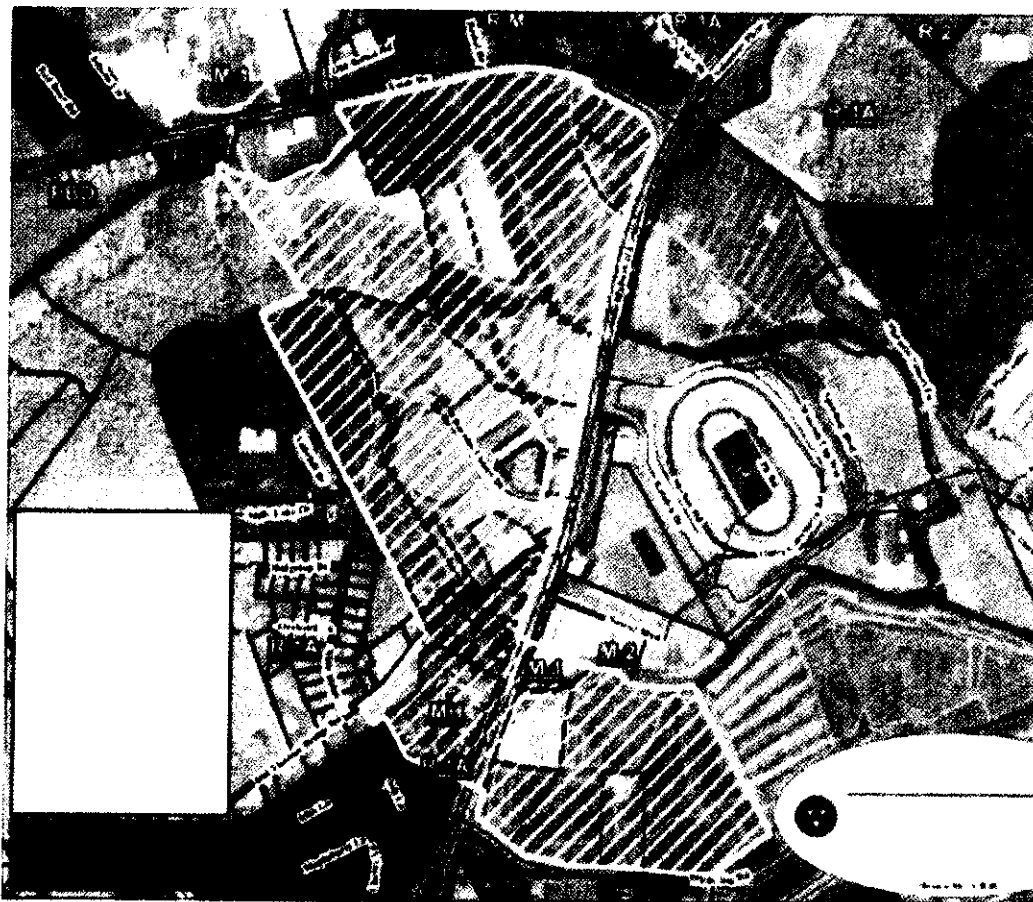
BH shall enter into a redevelopment agreement with Developer which requires Developer to pursue and complete the Redevelopment Project in a diligent manner, and in accordance with plans and specifications approved by BH including provisions that obligate the Developer to construct or cause the construction of the residences and townhomes as set forth in this plan. The redevelopment agreement to be entered into between BH and Developer shall contain such terms as BH believes reasonably necessary to accomplish this purpose.



No. 2021-10-91
EXHIBIT B

EXHIBIT ONE

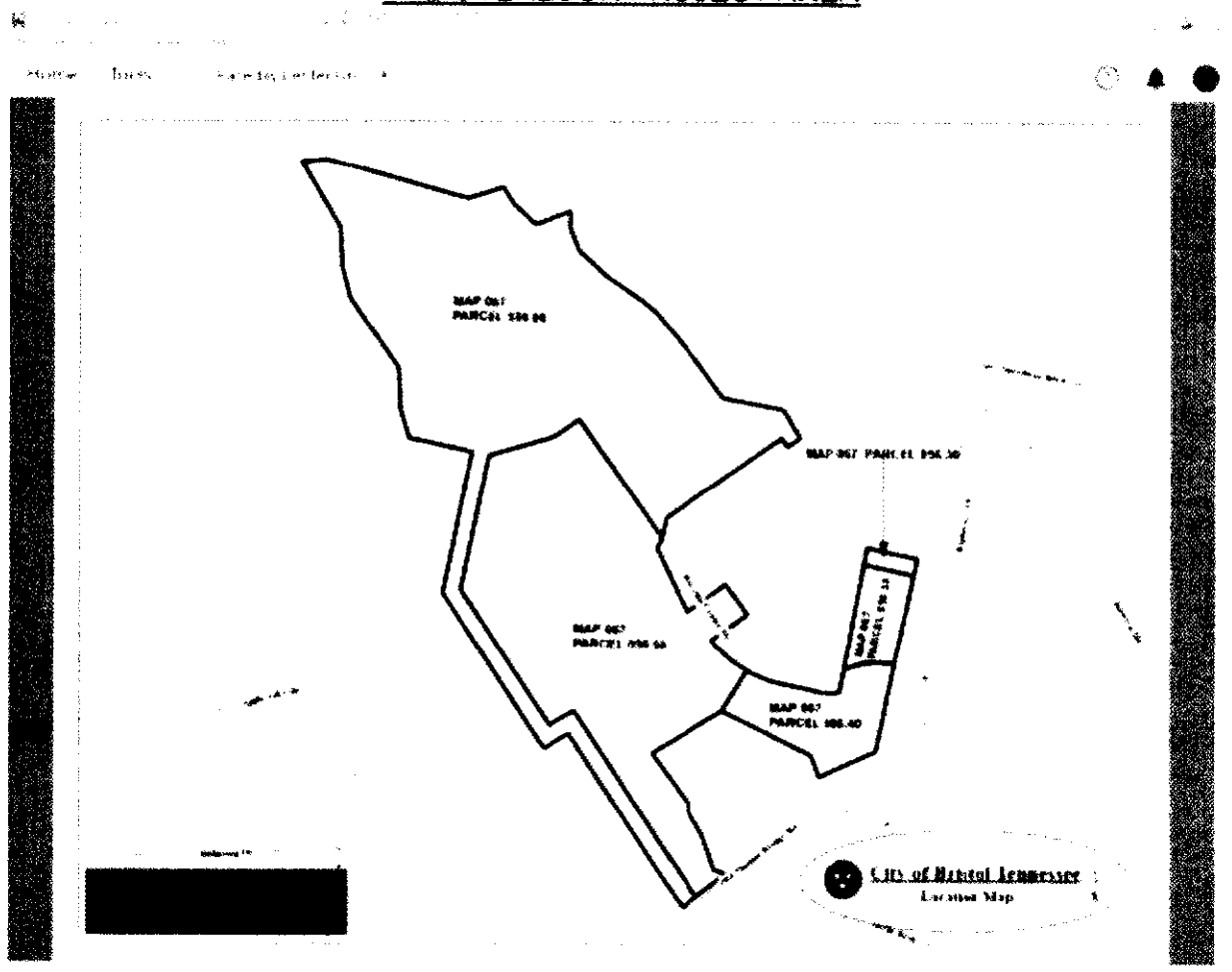
MAP OF VOLUNTEER PARKWAY SOUTH REDEVELOPMENT DISTRICT



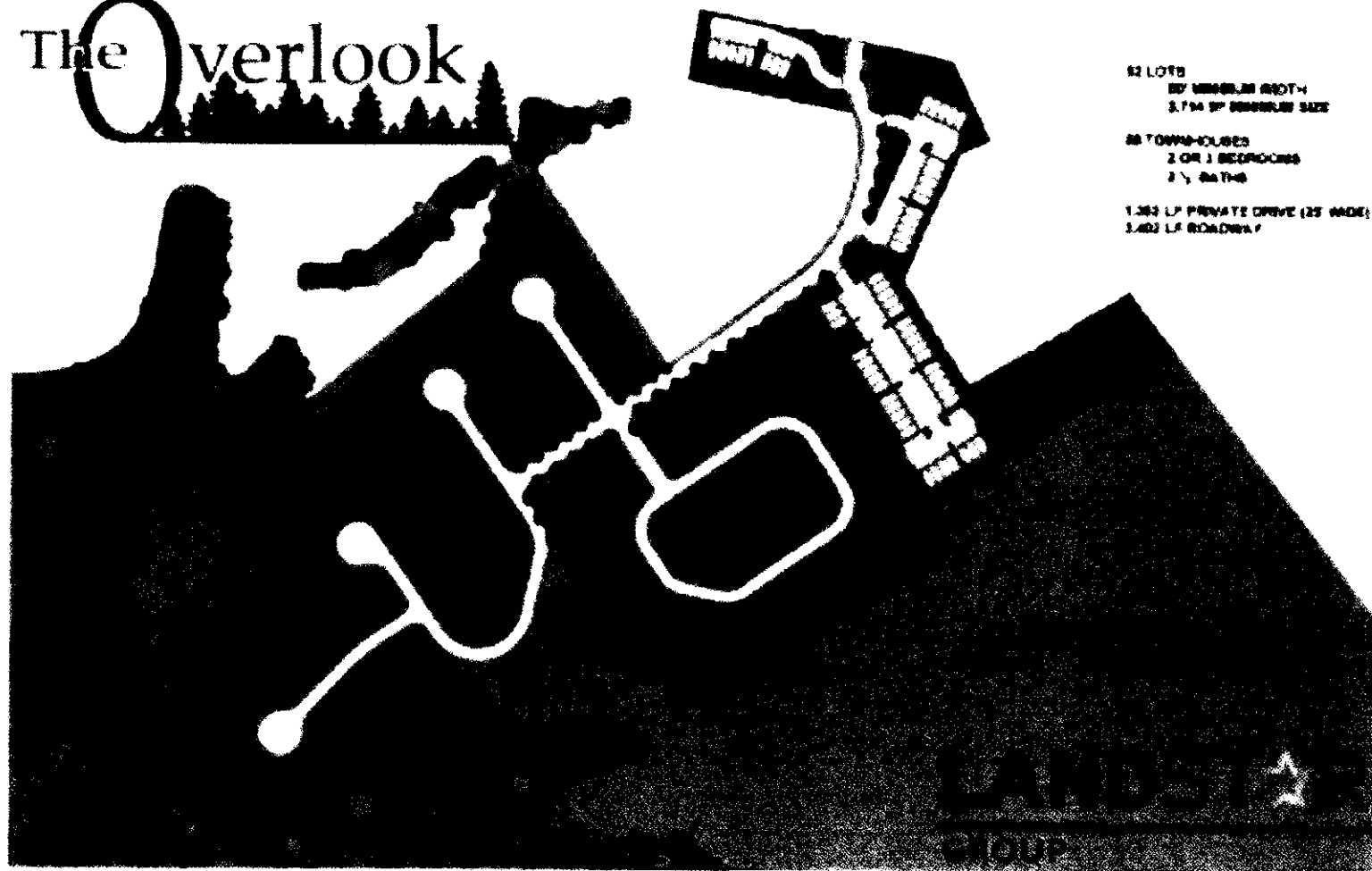
No. 2021-10-91
EXHIBIT B

EXHIBIT TWO

MAP OF VOLUNTEER PARKWAY SOUTH REDVELOPMENT DISTRICT
THE OVERLOOK PROJECT AREA



The Overlook



52 LOTS
BY MINIMUM 80'x4
2,754 SF MINIMUM SIZE

28 TOWN-HOUSES
2 OR 3 BEDROOMS
2 1/2 BATHS

1,363 LF PRIVATE DRIVE (25' WIDE)
3,402 LF ROADWAY



000253

No. 2021-10-91
EXHIBIT B

EXHIBIT THREETIF ESTIMATE
THE OVERLOOK PROJECT AREA
VOLUNTEER PARKWAY SOUTH
REDEVELOPMENT DISTRICT

Total Original Assessed Base Value	\$753,955.00
County Tax Rate	2.4062
City Tax Rate	1.9863
Total New Assessed Value	\$7,074,500.00
County Debt Service Rate	.22
City Debt Service Rate	.11
Total County Taxes	\$170,226.62
Base County Taxes	\$18,141.67
County Increment	\$152,084.95
County Debt Service Set Aside	\$13,905.20
Available County Increment after Debt Service	\$138,179.75
County Increment after 35% Holdback	\$89,816.84
County Increment after Admin Fee	\$85,326.00
Total City Taxes	\$140,520.79
Base City Taxes	\$14,975.81
Proposed City Increment	\$125,544.99
City Debt Service Set Aside	\$6,952.60
Available City Increment after Debt Service	\$118,592.39
City Increment after 35% Holdback	\$77,085.05
City Increment after Admin Fee	\$73,230.80
 Total City and County Increment available for Debt Service	 \$158,556.80
 Annual New Benefits to City (retained increment & debt service)	 \$46,459.93
Annual New Benefits to County (retained increment & debt service)	\$62,268.11



Agenda subject voting report

000261

10/21/2021

Meeting name

Sullivan County Commission Oct 21 2021

58 NEW BUSINESS Item 8 Resolution No. 2021-10-91 Sponsors: Vance/ Locke
VOTE

Description

RESOLUTION OF THE SULLIVAN COUNTY COMMISSION FOR
ADOPTION OF A REDEVELOPMENT PLAN AND TAX INCREMENT
FINANCING AMENDMENT FOR THE OVERLOOK PROJECT LOCATED
WITHIN THE VOLUNTEER PARKWAY SOUTH REDEVELOPMENT
DISTRICT

Chairman

Venable, Richard

Total vote result

Voting start time 8:39:44 PM
Voting stop time 8:40:08 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	20
Abstain	0
No	0
Total Present	20
Absent	4

Group voting result

Group	Yes	Absent
No group	20	0
Total result	20	4

Individual voting result

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

Agenda subject voting report

000262

Meeting name

Sullivan County Commission Oct 21 2021

10/21/2021

Sullivan County
Board of County Commissioners
241st Annual Session

000263

Item 9
No. 2021-10-92

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of October 2021.

RESOLUTION TO REQUEST TRAFFIC PATTERN STUDY ON WEAVER PIKE (S.R. 358 SOUTH) AT THE ENTRANCE TO SULLIVAN EAST HIGH SCHOOL AND ALSO SULLIVAN EAST MIDDLE SCHOOL

WHEREAS, the principal of Sullivan East High School has requested a traffic pattern study and improvements to the entrance of Sullivan East High School for the safety of the students and general public; and,

WHEREAS, this requested study should be conducted during the morning arrival time and the afternoon dismissal time for the schools.

NOW, THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby requests the Tennessee Department of Transportation to conduct a traffic pattern study at Weaver Pike, S.R. 358 South, at the entrance to Sullivan East High School for a right-hand entrance land (lane) and traffic signal and also at Sullivan East Middle School for a traffic signal for the safety of students and the general public.

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

Approved this 21st day of October, 2021.

Attest:


Teresa L. Jacobs, County Clerk

Approved:


Richard S. Venable, County Mayor

Sponsored By: Commissioner Randy Morrell

Co-Sponsor(s): Commissioners Dwight King, Hershel Glover, Michael Cole, Tony Leonard, Joyce Crosswhite

2021-10-92 ACTIONS: 10/21/21 Amended by Sponsor to add Sullivan East Middle School,
Approved 20 Yes, 4 Absent



Ladies and Gentlemen

No. 2021-10-93

I wanted to see if you could help me with four projects I feel are necessary to the progress of the development of the Weaver Pike corridor. With Sullivan East a mainstay since 1968 and all signs point that it will stay at its current location for the next fifty years and now East Middle School, we must be prepared for the growth that will come to the area in the near future. On Weaver Pike both residential and commercial development is an almost certainty for this area. In addition to this growth, we currently have 850 students that attend EHS with an additional 63 teachers and additional 40 support staff, aids, and custodians. The new East Middle School has a similar number. Last school year Sullivan East High School hosted over 150 events on our campus. Many of which accommodated well over 1,000 people at each event. This added stress to the roadways and traffic patterns need to be addressed.

I feel that the TDOT and the State could assist in a couple areas. By working together with the local governments, a combined effort could lead to the much needed improvements to this highly traveled road.

1. SEHS needs a right hand turn lane going into the main entrance of the campus off of Weaver Pike for all traffic coming heading south from Bristol. This would enhance the flow of traffic during congested times and improve the safety of the students and parents traveling to and from SEHS.
2. A traffic light for the campus of East High School could greatly aid in the ingress and egress of the traffic flow in the mornings and afternoon.
3. Build a Fire and Rescue Station on the campus at Sullivan East. This would provide multiple benefits to the East Community. This facility would house the East Volunteer Fire Station (currently looking for a new facility), have a full time professional EMS rotation, and serve as a substation for the Sullivan County Sheriffs Office. This facility would also serve as a learning lab for the Fire Science program at SEHS, Criminal Justice program, and would expand the SEHS CTE offerings to include EMS training (currently offered at Sullivan Central). Additionally, this facility would better serve the citizens of the East Community by providing faster response times required by emergency personnel in the most remote portion of Sullivan County. This facility adds to the learning opportunities for the SEHS students, increases the safety and security of the campus with personnel there 24 hrs. a day, and improves the safety of the Eastern portion of Sullivan County with fire, rescue, and police protection permanently stationed in the center of the East Community.
4. We need lighting on the BTES power poles to help provide needed lighting at night on the section of Weaver Pike in front of East High School. At night, the glare and lack of proper lighting on Weaver Pike, the lack of visibility becomes dangerous. Every year, we have at least one accident after an evening event. BTES is aware of this and willing to help.

With your help and influence these much needed requests could be more realistic. This is more than a school issue. It is a community issue that impacts every citizen that travels down this State Hwy. That is why I am coming to you. If any of you would like to visit the campus, I would welcome you and be happy to show you what I am thinking about. We work diligently at providing safe passage on and off our campus. I am amazed at how well we manage this for as long as we have. I always get asked, "how can we help?" Any of these projects becoming a reality would be a huge help, not only for Sullivan East High School but the entire area of East Sullivan County.

Thank you

Andrew D. Hare
Principal - Sullivan East High School



Agenda subject voting report

000265

Meeting name

Sullivan County Commission Oct 21 2021

10/21/2021

59 NEW BUSINESS Item 9 Resolution No. 2021-10-92 Sponsors: Morrell/ King
VOTE

Description

RESOLUTION TO REQUEST TRAFFIC PATTERN STUDY ON WEAVER PIKE (S.R. 358 SOUTH) AT THE ENTRANCE TO SULLIVAN EAST HIGH SCHOOL

Chairman

Venable, Richard

Total vote result

Voting start time 8:55:37 PM
Voting stop time 8:56:02 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	20
Abstain	0
No	0
Total Present	20
Absent	4

Group voting result

Group	Yes	Absent
No group	20	0
Total result	20	4

Individual voting result

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

Sullivan County
Board of County Commissioners
241st Annual Session

Item 10
No. 2021-10-93

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of October 2021.

RESOLUTION TO APPROVE RENEWAL OF INTERLOCAL COOPERATION AGREEMENT PROVIDING FOR EMERGENCY COMMUNICATIONS SERVICES BETWEEN SULLIVAN COUNTY, SULLIVAN COUNTY SHERIFF AND SULLIVAN COUNTY EMERGENCY COMMUNICATIONS DISTRICT

WHEREAS, pursuant to Resolution number 7 passed on August 18, 1997, the Sullivan County Commission approved the relocation of Sullivan County E-911 Dispatch to the dispatch facilities of the Sullivan County Office of Sheriff; and

WHEREAS, pursuant to Resolution number 9 passed on June 15, 1998 the Sullivan County Commission approved an Interlocal Agreement between Sullivan County, Tennessee, the Sullivan County Sheriff, and the Sullivan County Emergency Communications District establishing the terms and conditions by which Sullivan County and the Sullivan County Sheriff would provide the physical facilities, employees and necessary amenities necessary to operate and maintain an emergency communications service for Sullivan County E-911; and

WHEREAS, said Interlocal Cooperation Agreement was entered into by the parties on June 15, 1998; and

WHEREAS, said Interlocal Cooperation Agreement has been agreed to and extended annually since that time with the only changes being the annual dollar amount; and

WHEREAS, it is necessary to agree to and extend said Interlocal Cooperation Agreement between Sullivan County, Sullivan County Sheriff and Sullivan County Emergency Communication District for the period of July 1, 2021, through June 30, 2022.

NOW, THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves, reaffirms and extends the Interlocal Cooperation Agreement and authorizes Sullivan County Mayor to execute said agreement between Sullivan County, the Sullivan County Sheriff and the Sullivan County Emergency Communication District for the period of July 1, 2021 through June 30, 2022 at the annual rate of Two Hundred Fifty-Nine Thousand Eight Hundred Ten Dollars (\$259,810.00) to be paid to Sullivan County by the Sullivan County Emergency Communication District.


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



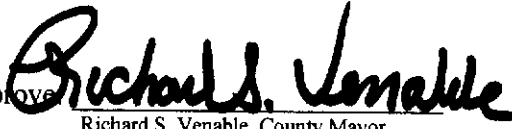
No. 2021-10-92

Approved this 21st day of October, 2021.

Attest:


Teresa L. Jacobs, County Clerk

Approved:


Richard S. Venable, County Mayor

Sponsored By: Commissioner Darlene Calton

Co-Sponsor(s): Commissioners Randy Morrell

ACTIONS: 10/21/21 Approved on Consent 22 Yes, 2 Absent



Sullivan County
Board of County Commissioners
241st Annual Session

Item 11
No. 2021-10-94

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of October 2021.

RESOLUTION TO AMEND THE BUDGET FOR THE OFFICE OF SULLIVAN COUNTY ARCHIVES AND TOURISM

WHEREAS, the Office of Sullivan County Archives and Tourism will experience a shortfall in their account for payment of utilities by year end; and

WHEREAS, funds should be appropriated to cover said expenses.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby approves amending the FY 2021-2022 budget for the office of Sullivan County Archives and Tourism as follows:

**From: Revenue Account -
34510 Program 034**

\$ 4,000.00

**To: Appropriation Account -
51910.400**

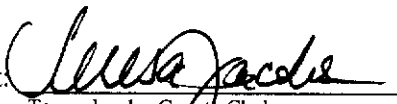
\$ 4,000.00

BE IT FURTHER RESOLVED that an appropriation in the minimum amount of \$4,000.00 be added to the budget for the Office of Sullivan County Archives and Tourism for utility expenses when preparing the FY 2022-2023 budget and every budget year thereafter.

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 21st day of October, 2021.

Attest:


Teresa Jacobs, County Clerk

Approved:


Richard S. Venable, County Mayor

Sponsored By: Commissioner Joyce Crosswhite

Co-Sponsor(s): Commissioner Judy Blalock

2021-10-94 **ACTIONS:** 10/21/21 Approved on Waiver of Rules 20 Yes, 4 Absent



Agenda subject voting report

000269

Meeting name

Sullivan County Commission Oct 21 2021

10/21/2021

61 NEW BUSINESS Item 11 Resolution No. 2021-10-94 Sponsors: Crosswhite/ Blalock
VOTE

Description

RESOLUTION TO AMEND THE BUDGET FOR THE OFFICE OF
SULLIVAN COUNTY ARCHIVES AND TOURISM

Chairman

Venable, Richard

Total vote result

Voting start time 8:58:26 PM
Voting stop time 8:58:45 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	20
Abstain	0
No	0
Total Present	20
Absent	4

Group voting result

Group	Yes	Absent
No group	20	0
Total result	20	0

Individual voting result

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

Sullivan County
Board of County Commissioners
241st Annual Session

Item 12
 No. 2021-10-95

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of October 2021.

RESOLUTION TO ACCEPT AN OFFER AND SALE DELINQUENT TAX PROPERTY LOCATED AT 1515 GEORGIA AVE IN THE 17TH CIVIL DISTRICT OF SULLIVAN COUNTY

WHEREAS, the property referenced above has been offered in county tax auctions and Sullivan County acquired this real property through a delinquent property tax proceeding; and,

WHEREAS, upon receipt of the bid from Robin Strouth the property was again advertised for sale and no raised bids were received; and,

WHEREAS, since 2002 delinquent taxes, including court costs, interest, and attorney fees have accrued against the property and the amount delinquent is approximately \$783.00 due to the County; and,

WHEREAS, a bid in the amount of nine hundred twelve and 25/100 dollars (\$912.25) has been received from Robin Strouth for the parcel of land located in the 17th Civil District identified as Tax Map 021J, Group M, Parcel 027.00, on Bristol, TN; and,

WHEREAS, the Sullivan County Delinquent Tax Committee met on October 13, 2021, and reviewed the delinquency period, location, condition, and value of the property; along with the potential upkeep, liability and any applicable demolition costs which could be incurred by the County by retaining the property; as well, the committee considered the bid placed on the property; and the Committee has recommended that the County accept the bid proposed.

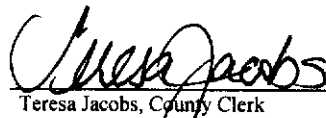
NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session in accordance with T.C.A. § 67-5-2507 hereby approves the sale of the property located at 1515 Georgia Ave in the 17th Civil District identified as Tax Map 021J, Group M, Parcel 027.00, in Bristol, Tennessee in the amount of nine hundred twelve and 25/100 dollars (\$912.25) to Robin Strouth.

BE IT FURTHER RESOLVED that a provision of the sale be that the buyer 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 21st day of October, 2021.

Attest:


 Teresa Jacobs, County Clerk

Approve:


 Richard S. Venable, County Mayor

Sponsored By: Commissioner Randy Morrell

Co-Sponsor(s): Commissioner Larry Crawford, Sam Jones

2021-10-95

Commission Actions: 10/21/21 Approved on Consent 22 Yes, 2 Absent



Sullivan County
Board of County Commissioners
241st Annual Session

Item 13
No. 2021-10-96

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of October 2021.

RESOLUTION TO Authorize the Sullivan County Public Library to donate Weeded Books, DVDs, Audiobooks, etc to the Friends of the Library organization for sale by the Friends.

WHEREAS, the Sullivan County Public Library currently tracks through “weeding reports” the number of times that their books, DVDs and Audiobooks are checked out by the public, as well as, their physical condition, and

WHEREAS, items that are not popular or are damaged need to be replaced with newer items that will bring additional patrons to the Library, and

WHEREAS, the Library Board has determined that selling the items from the “weeding reports” is the best method to make room for newer, more popular books, DVDs, and audiobooks, and

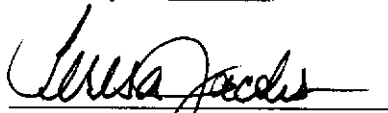
WHEREAS, the Friends of the Library is a 501(c)3 organization established to support the library’s mission and donates all funds raised to the library.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the Sullivan County Public Library to offer the items from their “weeding report” to the Friends of the Library organization with the funds raised to be used for the support of the library’s mission and services.

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 21st day of October, 2021.

Attest:


Teresa Jacobs, County Clerk

Approved:


Richard S. Venable, County Mayor

Sponsored By: Andrew Cross

Co-Sponsor(s): Michael Cole, Jones added as Co-Sponsor

2021-10-96 ACTIONS: 10/21/21 Approved on Waiver of Rules 20 Yes, 4 Absent



Agenda subject voting report

Meeting name

Sullivan County Commission Oct 21 2021

10/21/2021

63 NEW BUSINESS Item 13 Resolution No. 2021-10-96 Sponsors: Cross/ Cole
VOTE

Description

RESOLUTION TO Authorize the Sullivan County Public Library to donate Weeded Books, DVDs, Audiobooks, etc to the Friends of the Library organization for sale by the Friends

Chairman

Venable, Richard

Total vote result

Voting start time 8:59:53 PM
Voting stop time 9:00:11 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	20
Abstain	0
No	0
Total Present	20
Absent	4

Group voting result

Group	Yes	Absent
No group	20	0
Total result		20

g 4

Individual voting result

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

Sullivan County
Board of County Commissioners
241st Annual Session

Item 14
No. 2021-10-97

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of October 2021.

RESOLUTION TO PROVIDE VOLUNTEER FIRE DEPARTMENTS IN THE WESTERN PORTION OF SULLIVAN COUNTY THE OPPORTUNITY FOR THEIR PAID FIRST RESPONDERS TO PARTICIPATE IN THE COUNTY EMPLOYEE'S GROUP HEALTH INSURANCE PLAN

WHEREAS, legislation was passed to provide that qualified volunteer fire departments rescue squad members, etc. could be included in a county's group health insurance plan if approved by the County Legislative Body; and,

WHEREAS, Sullivan West, Warriors Path, and Bloomingdale Fire Departments are providing nine paid rescue workers for first responder calls for their respective coverage areas; and,

WHEREAS, Sullivan County EMA employee's personnel are being fully paid by the County to aid the Rescue Squads in the eastern portion of the County; and,

WHEREAS, the three Fire Departments (First Responders) are requesting that those nine paid members be allowed to participate in the County group health plan at an approximate annual cost of \$53,245.

NOW THEREFORE, the Sullivan County Commission approves the nine paid members be allowed to enroll in the County's group health insurance providing the "employee only coverage" share be paid by the respective department with the county funding the employer's share.

BE IT FURTHER RESOLVED that: 1) The respective departments will be responsible for providing the necessary communication with the insured members; 2) The County shall withhold the employees share (\$75 per month) from the quarterly contributions paid to each of the departments; and 3) The providing of County group health insurance shall in no way be considered any employment relationship between those individuals and 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 _____ day of _____, 2021.

Attest: _____
Teresa Jacobs, County Clerk

Approve: _____
Richard S. Venable, County Mayor

Sponsored By: Commissioner Darlene Calton
Co-Sponsor(s): Commissioner Terry Harkleroad
2021-10-97 ACTIONS: 10/21/21 Withdrawn by Sponsor



Insurance

Reference Number: CTAS-1086

Two sets of statutes coexist that authorize counties to provide group insurance for county employees and officials. Under T.C.A. §§ 8-27-401 through 8-27-404, the county legislative body is authorized to provide group life, hospitalization, disability and medical insurance for county employees, and to provide for payment by the county of a portion of the premiums. The county legislative body is authorized to include retired county employees, officials, and their surviving spouses. The county legislative body approves the insurance contracts by majority vote. The county legislative body is also authorized to include volunteer firefighters who have passed the Firefighter I exam and have practiced as a volunteer firefighter for at least one year after completion of the exam before making application for benefits, as set out in T.C.A. § 8-27-401(b)(1)(B). Under T.C.A. § 8-27-404, counties that have elected to provide health insurance to first responders are authorized to provide health insurance to the surviving spouses and children of first responders who are killed in the line of duty, for a period not exceeding two years after the death of the first responder. Any county that provides this insurance is to notify the commissioner of finance and administration, and the state will reimburse the county in an amount equal to the portion of health insurance premiums and benefits for which the county is responsible under the health insurance policy. "First responders" means paid, full-time law enforcement officers and firefighters.

Counties also are authorized to provide group life, hospitalization, disability and medical insurance under T.C.A. § 8-27-501 *et seq.* Under this set of statutes, all county employees and county officials have the option of electing the coverage, and the county is authorized to pay all or any portion of the premiums with the remainder to be deducted from the employees' salaries. The county legislative body is authorized to include retired county employees, officials and their surviving spouses. A county insurance fund must be established for deposits of the county's share of the premiums as well as the payroll deductions. Once established, the insurance program cannot be discontinued except by two-thirds vote of the county legislative body and after three months notice to officials and employees.

On the state level, a local government insurance committee was created by the legislature in 1989 to establish a health insurance plan for employees of local governments and certain quasi-governmental organizations, with all costs of the plan to be paid by the participating local governments and eligible quasi-governmental organizations. The staff of the state group insurance program is to act as the staff of this program.^[1]

A state supported local education employee group insurance program is established under T.C.A. § 8-27-301 *et seq.* Group insurance is available under either the basic state plan or an optional plan.^[2] The state pays a portion of the cost of participation in the plan.^[3] Local education agencies that have group insurance determined to be equal to or better than the state plan are eligible for direct payments from the state for a portion of the costs.^[4]

The Tennessee Attorney General has opined that a county is without authority to give employees cash in lieu of paying health insurance premiums.^[5] However, the Attorney General has opined that counties may provide "cafeteria plans" under § 125 of the Internal Revenue Code as a benefit to their employees.^[6] Cafeteria plans are authorized under T.C.A. § 8-25-501.^[7]

The Tennessee Supreme Court has held that unless a county employer expressly provides that benefits such as health insurance are intended to vest or are not to be terminated, those benefits may be modified or terminated at any time. Benefits of this type are welfare benefits, and must be distinguished from retirement or pension benefits that vest automatically.^[8]

[1] T.C.A. § 8-27-701 *et seq.*

[2] T.C.A. § 8-27-302.

[3] T.C.A. § 8-27-303.

[4] T.C.A. § 8-27-303.

[5] Op. Tenn. Att'y Gen. 04-162 (November 10, 2004).

[6] Op. Tenn. Att'y Gen. 87-165 (October 26, 1987).

[7] This statute also authorizes counties to have "qualified transportation fringe benefit plans" authorized under I.R.C. § 132(f).

Sullivan County
Board of County Commissioners
241st Annual Session

Item 15
 No. 2021-10-98

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of October 2021.

RESOLUTION AUTHORIZING THE REAPPORTIONMENT OF BOARD OF EDUCATION DISTRICTS

WHEREAS, at the direction of the Sullivan County Commission the Redistricting Committee has considered the 2020 decennial census data and unanimously recommended that the districts be adjusted in the manner shown on the attached *Exhibit A* so as to better equalize the county population among the districts; and

WHEREAS, TCA § 49-2-201(a)(1) provides that the districts shall be of substantially equal population established by resolution of the local legislative body; and

WHEREAS, at the direction of the Sullivan County Commission the Redistricting Committee has considered the 2020 decennial census data and unanimously recommended that the districts be adjusted in the manner shown on the attached *Exhibit A* so as to better equalize the county population among the districts; and

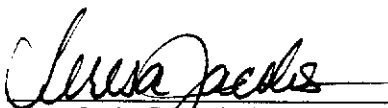
WHEREAS, the Sullivan County Commission does hereby concur with the recommendation of the Redistricting Committee.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby establish that seven (7) members of the Sullivan County Board of Education shall be elected from the seven (7) districts as defined in *Exhibit A*. That the new boundaries for districts as defined in *Exhibit A* shall be effective for the next Board of Education election, and nothing in this Resolution shall be construed as abridging the status of any office holder prior to the end of such person's current term of office. That the Mayor shall notify the Sullivan County Election Commission of this action and shall provide any additional information that may be requested. That Sullivan County shall print *Exhibit A* and a legal description in a newspaper of general circulation in order to properly advise the citizens of Sullivan County of this change in the boundaries for Sullivan County Board of Education Districts.

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 21st day of October, 2021.

Attest:


 Teresa Jacobs, County Clerk

Approve:


 Richard S. Venable, County Mayor

Sponsored By: Commissioner Randy Morrell

Co-Sponsor(s): Commissioner David Akard, Darlene Calton, Joyce Crosswhite, John Gardner

2021-10-98 ACTIONS: 10/21/21 Approved 22 Yes, 2 Absent (Items #15 and #16 taken together)



Proposed School Board Districts *
Sullivan County, Tennessee



Legend
 --- School Districts
 --- Proposed School Districts
 Proposed School Districts

* Source: 2000 Census Data



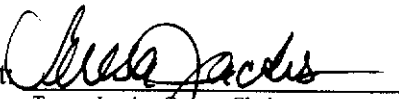
**Sullivan County
 Planning & Growth
 Commission**
 2000-2001




000276

No. 2021-10-99

Approved this 21st day of October, 2021.

Attest 
Teresa Jacobs, County Clerk

Approved 
Richard S. Venable, County Mayor

Sponsored By: Commissioner Randy Morrell**Co-Sponsor(s): Commissioner David Akard, Darlene Calton, Joyce Crosswhite, John Gardner**

2021-10-98 ACTIONS: 10/21/21 Approved 22 Yes, 2 Absent (Items #15 and #16 taken together)



Agenda subject voting report

Meeting name

Sullivan County Commission Oct 21 2021

10/21/2021

65 NEW BUSINESS Item 15 Resolution No. 2021-10-98 Sponsors: Morrell/ Akard
 VOTE Item 16 Resolution No. 2021-10-99

Description Resolution to adopt a redistricting plan for Sullivan County

RESOLUTION AUTHORIZING THE REAPPORTIONMENT OF BOARD OF
 EDUCATION DISTRICTS

Chairman

Venable, Richard

Total vote result

Voting start time 8:27:22 PM

Voting stop time 8:27:52 PM

Voting configuration Vote

Voting mode Open

Vote result

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

Group voting result

Group	Yes	Absent
No group	22	0
Total result	22	02

Individual voting result

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

Sullivan County
Board of County Commissioners
241st Annual Session

Item 16
No. 2021-10-99

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of October 2021.

RESOLUTION TO ADOPT A REDISTRICTING PLAN FOR SULLIVAN COUNTY

WHEREAS, *Tennessee Code Annotated*, Section 5-1-111, requires that, at least every ten (10) years, county legislative bodies shall meet and change the boundaries of county legislative districts or redistrict a county entirely if necessary to apportion the county legislative body so that the members represent substantially equal populations; and

WHEREAS, consistent with the provisions of *Tennessee Code Annotated*, Section 5-1-111, Sullivan County has prepared a redistricting plan which provides for a county legislative body composed of twenty-four (24) members and which creates eleven (11) districts as depicted on the official redistricting map for Sullivan County prepared pursuant to *Tennessee Code Annotated*, Section 5-1-110.

NOW, THEREFORE, BE IT RESOLVED by the Sullivan County Legislative Body meeting in Regular Session at Blountville, Tennessee, on this 21st day of October, 2021, hereby authorize that:

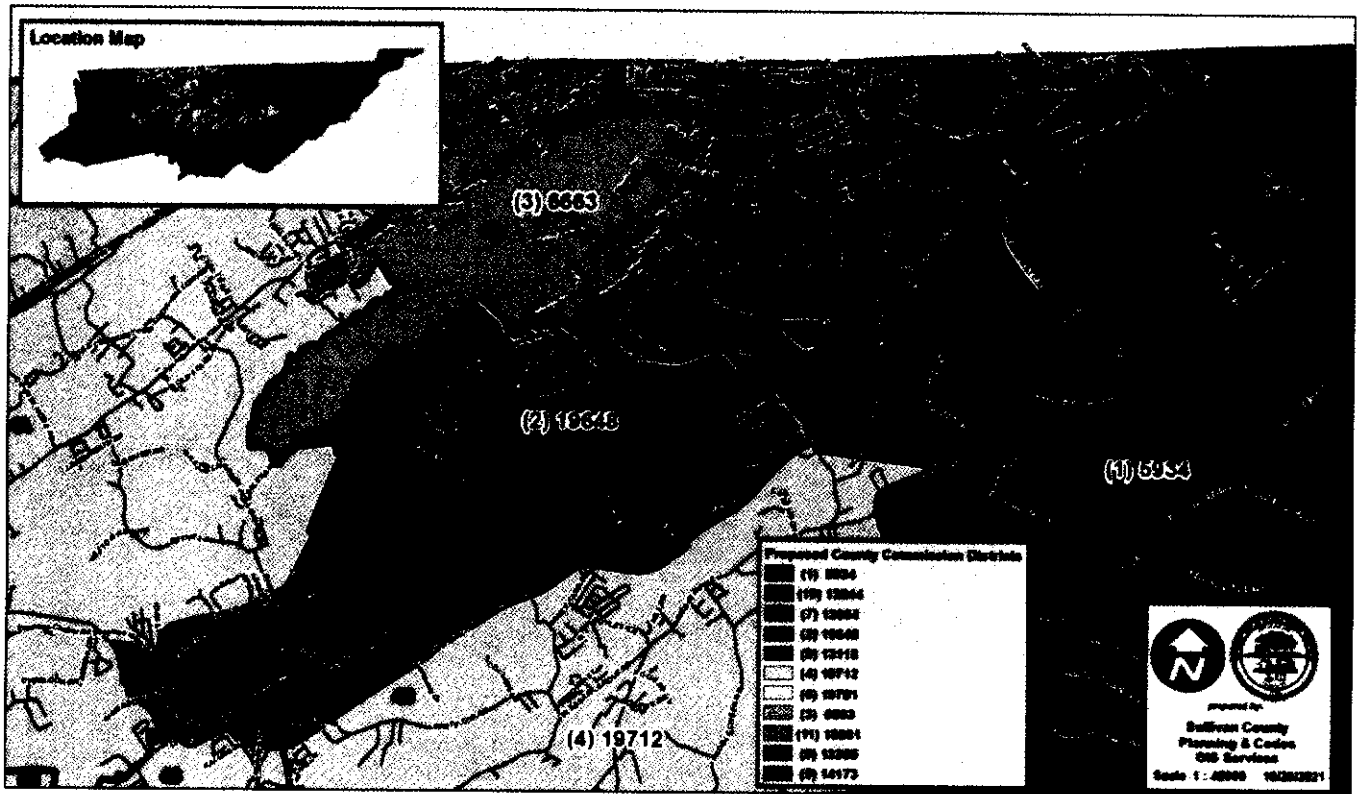
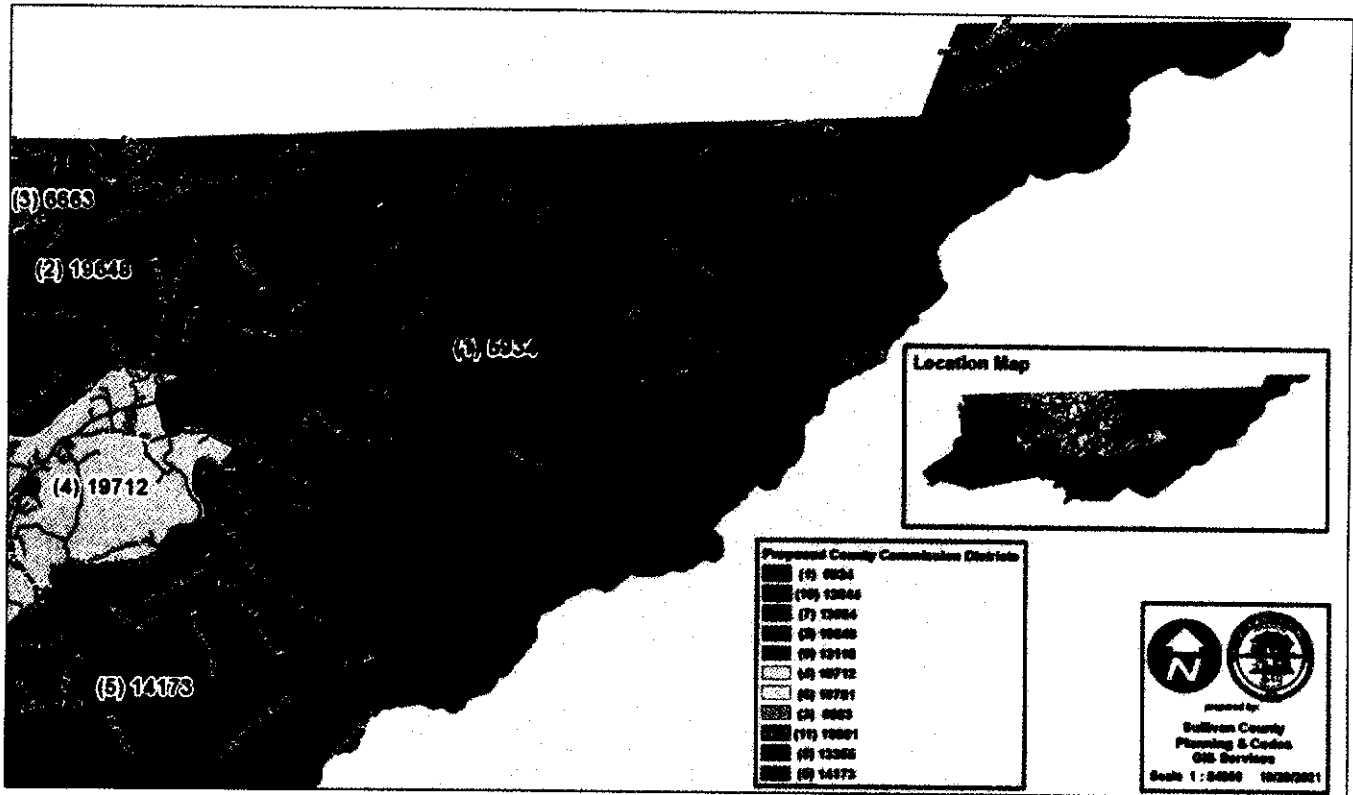
SECTION 1. There is hereby adopted a redistricting plan for Sullivan County which provides for twenty-four (24) commissioners with three (3) commissioners in districts two (2), four (4), six (6), and eleven (11), provides for two (2) commissioners in districts five (5), seven (7), eight (8), nine (9), and ten (10), and provides for one (1) commissioner in districts one (1) and three (3). The districts for members of the county legislative body are depicted on the official redistricting map for Sullivan County prepared pursuant to *Tennessee Code Annotated*, Section 5-1-110. A copy of the official redistricting map is attached as Exhibit A to this resolution and is incorporated herein by reference.

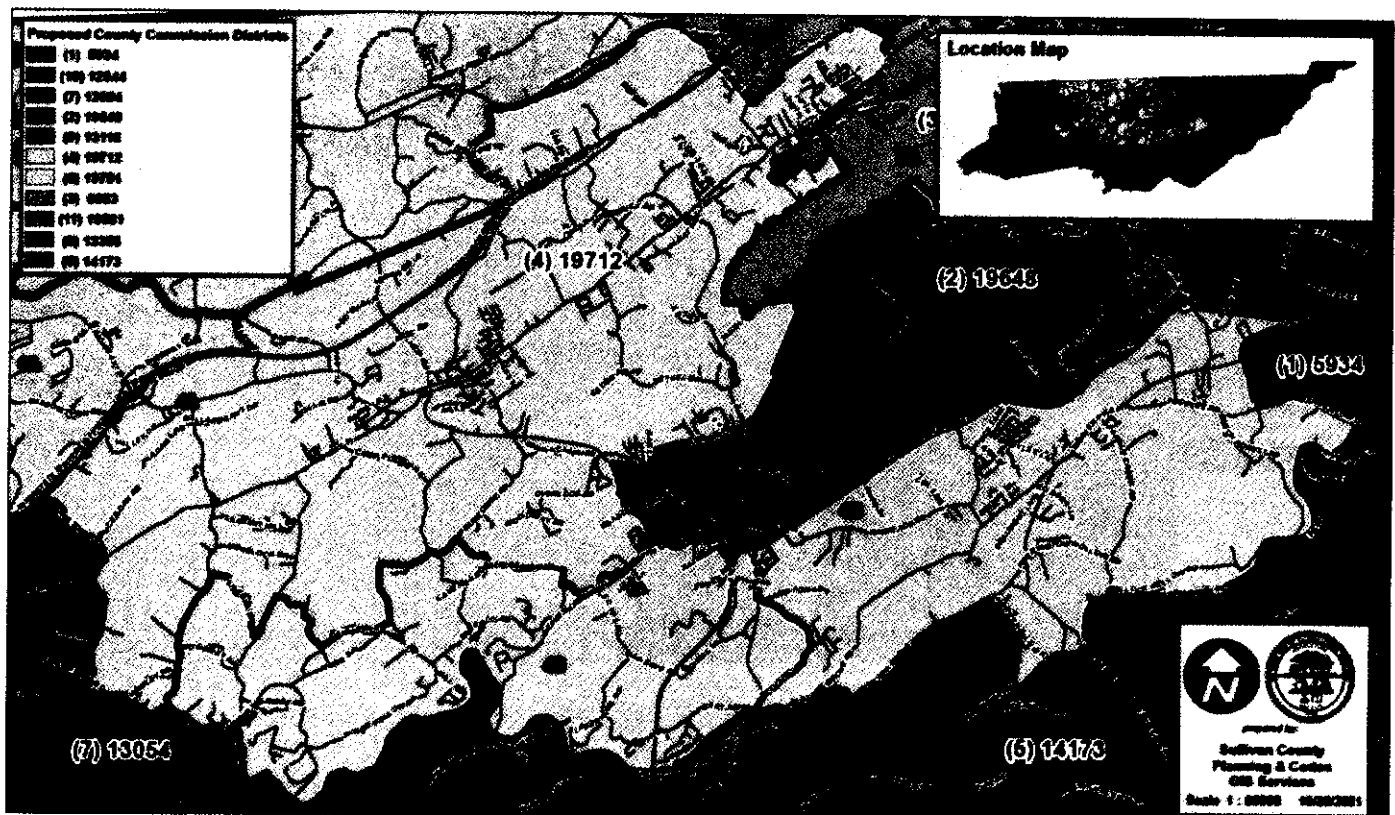
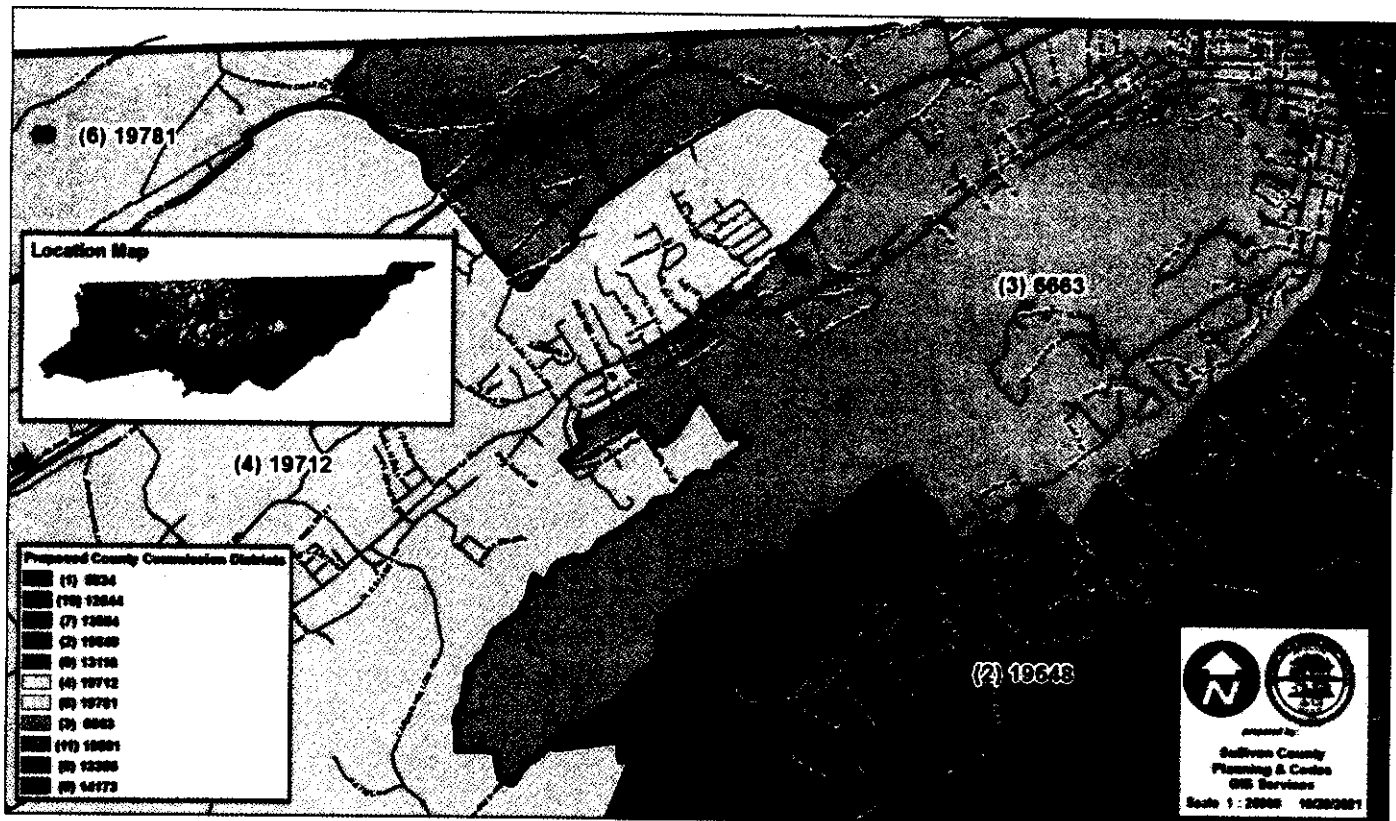
SECTION 2. All members of the county legislative body shall be elected at large within the district wherein the candidate seeks election. The candidates receiving the greatest number of votes in each district, pursuant to the number of seats in each district as described in Section 1, shall be elected.

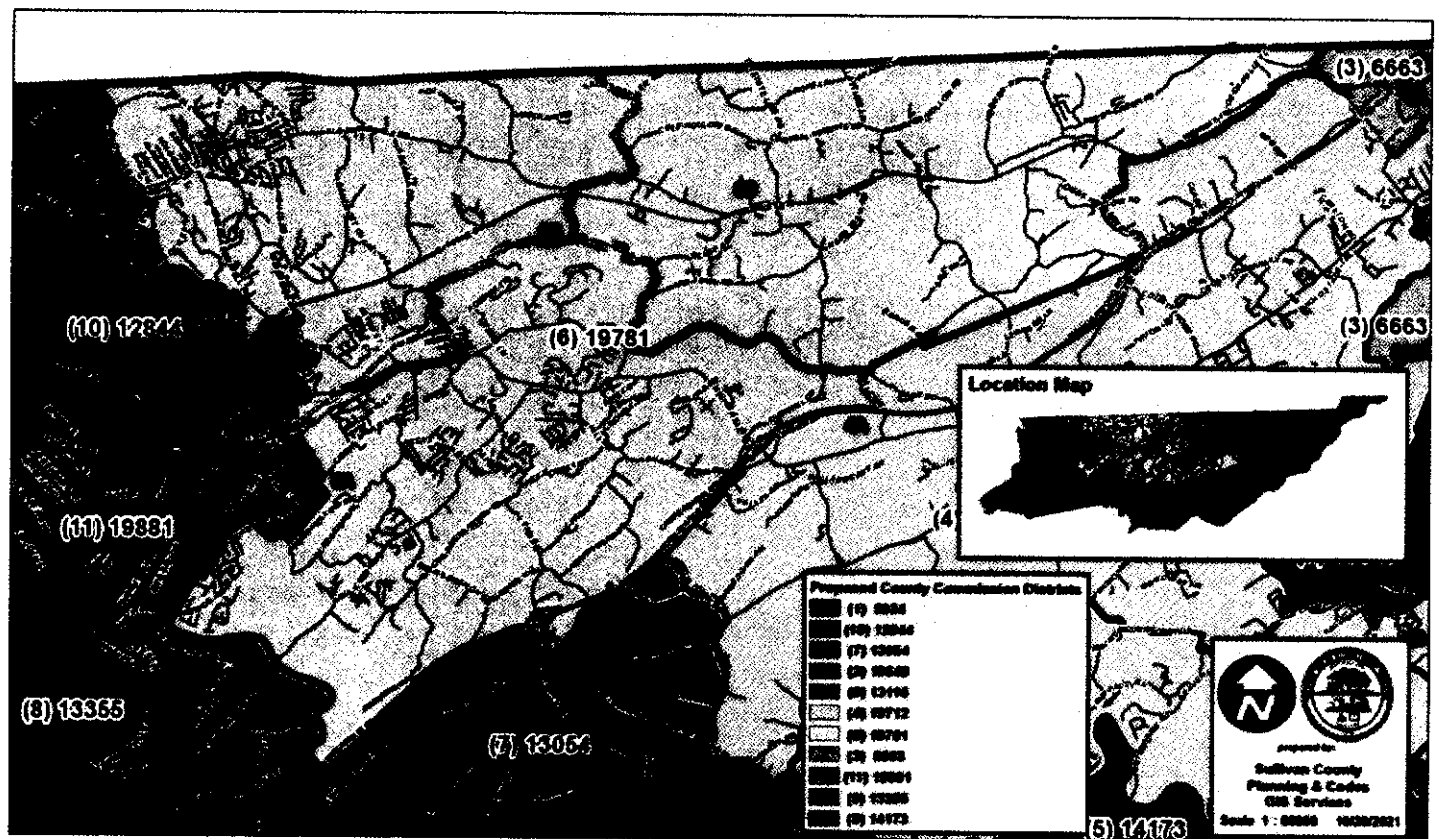
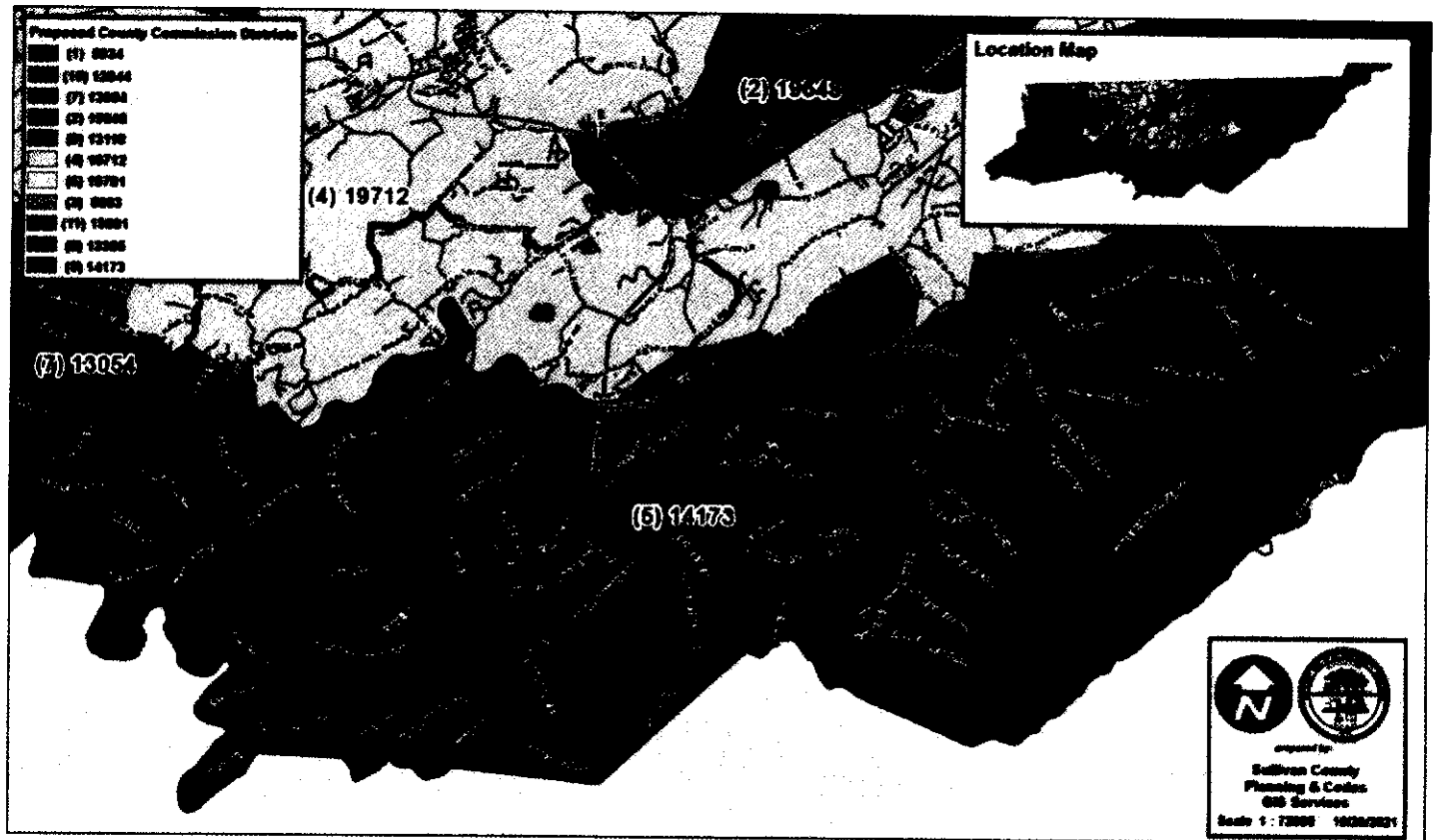
SECTION 3. This plan shall take effect upon passage, the public welfare requiring it, provided that vacancies shall be filled in accordance with *Tennessee Code Annotated*, Section 5-1-104.

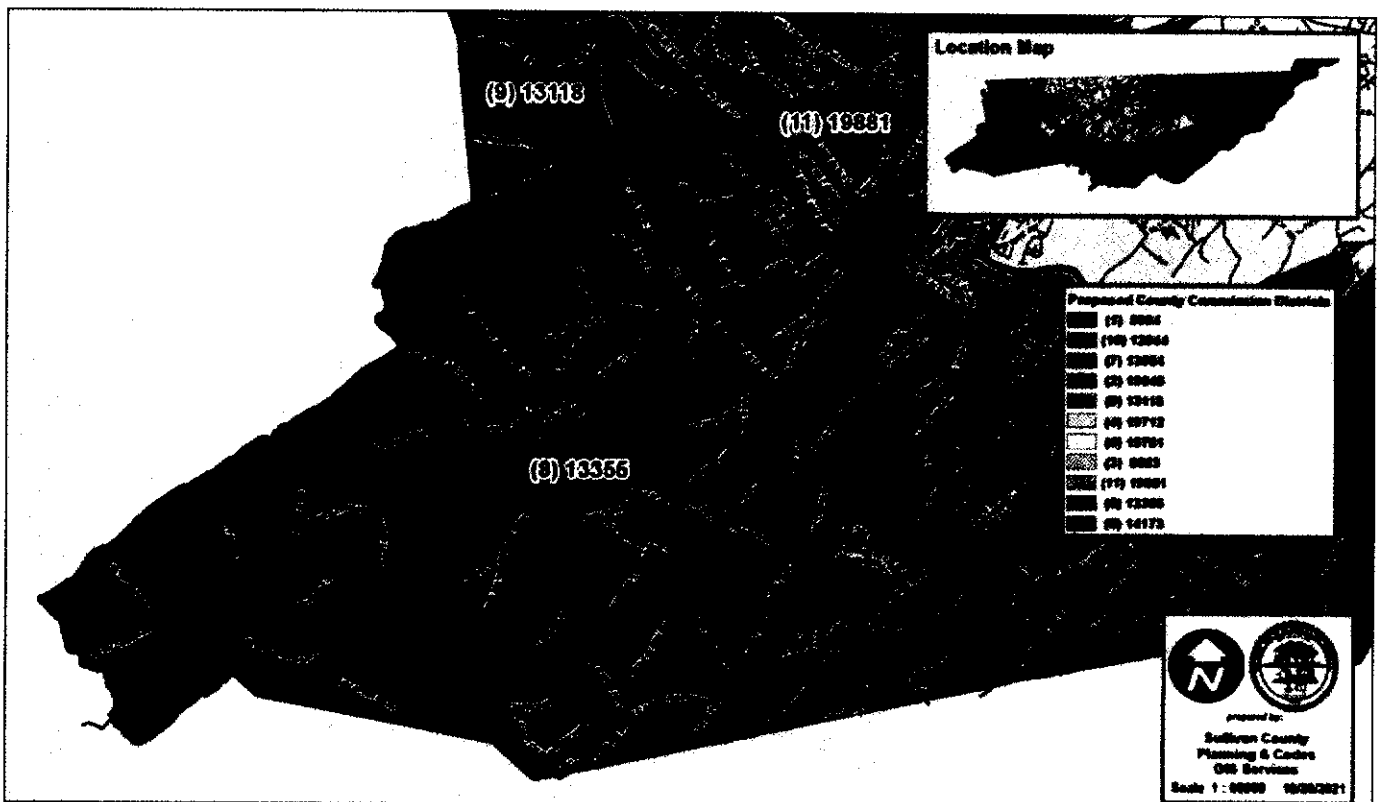
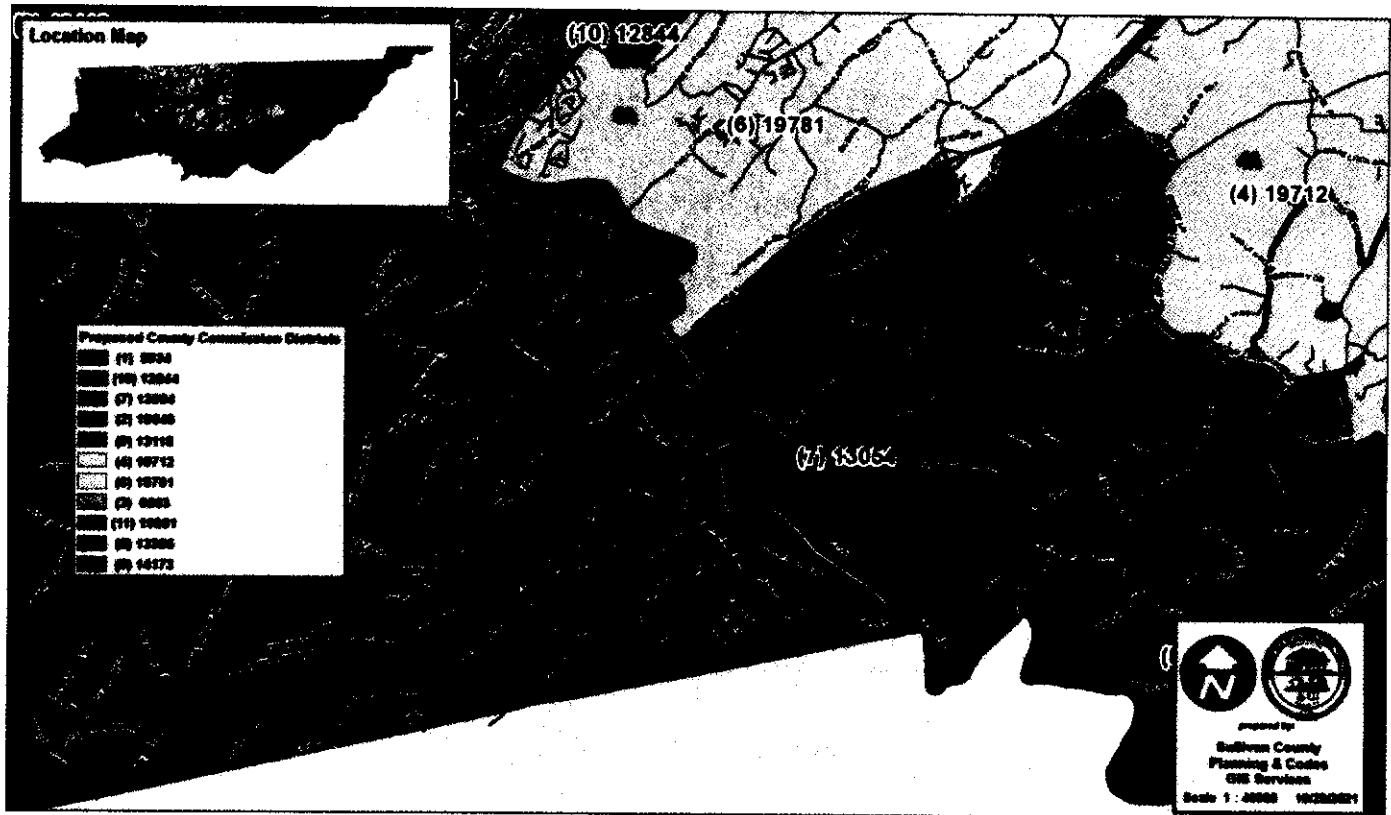
This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

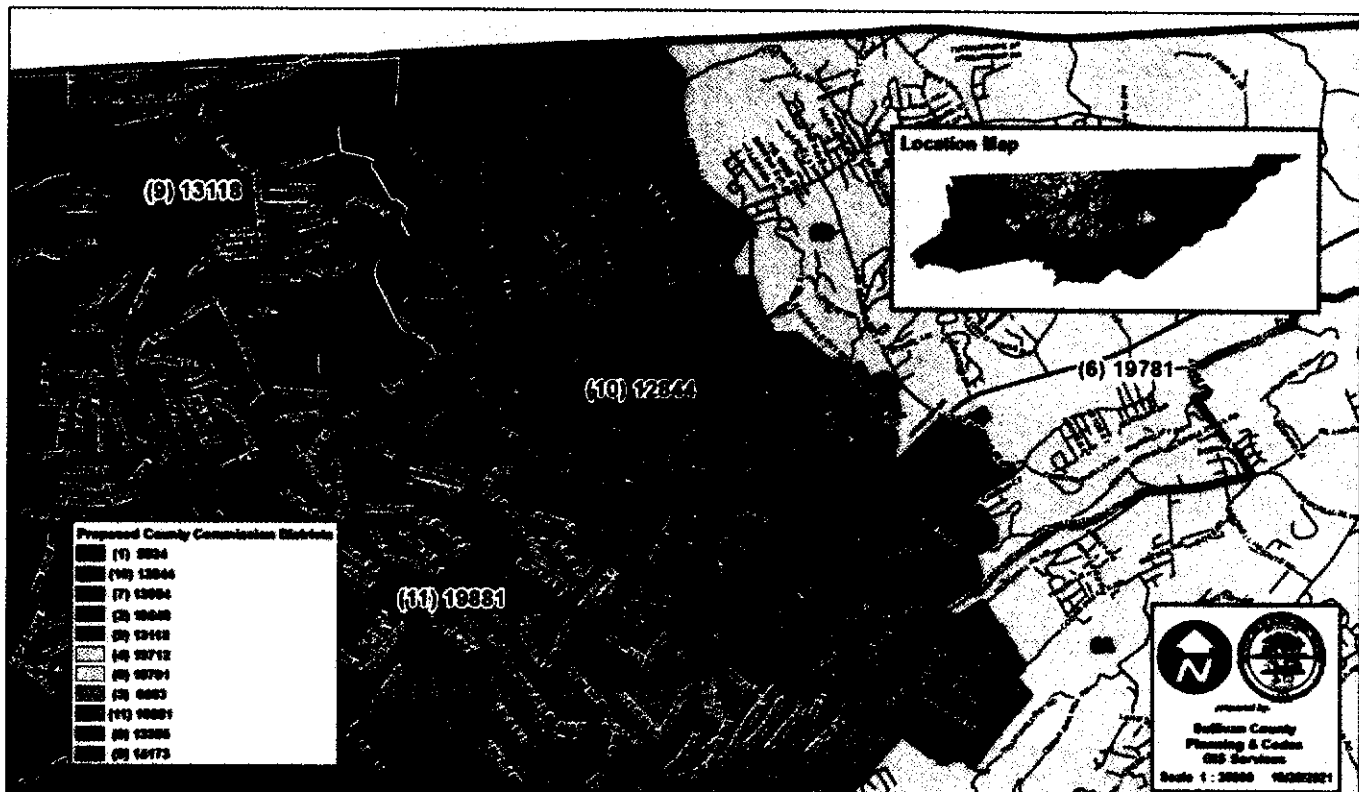
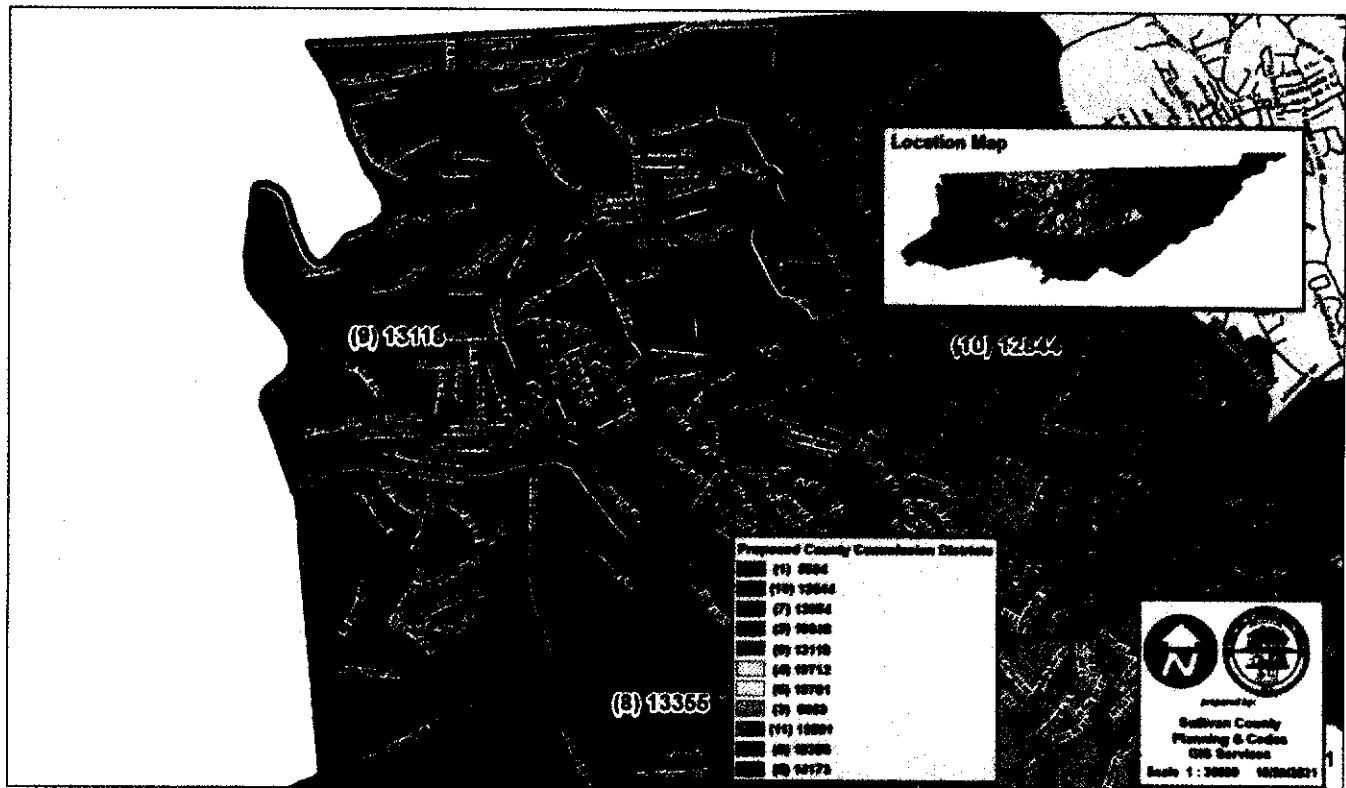




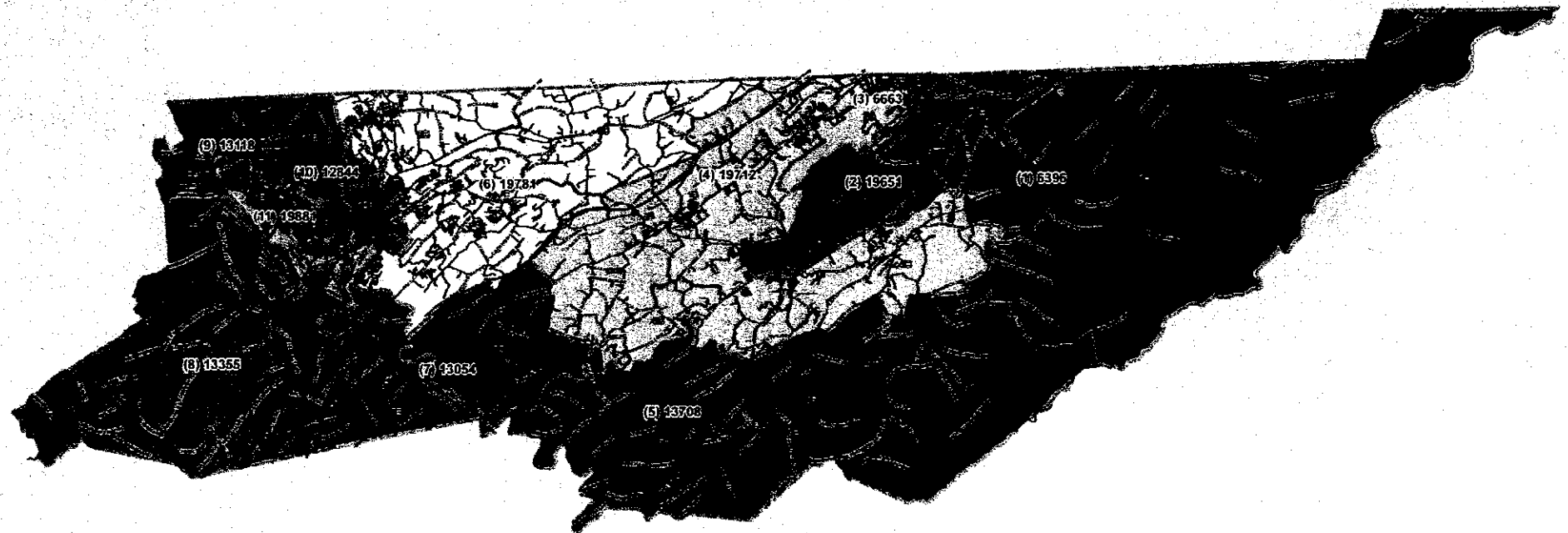








Proposed County Commission Districts *
Sullivan County, Tennessee



Legend

— Streets/Roads
 Proposed_Voting_Precincts

Proposed County Commission Districts

(1) 6396	(2) 19651	(6) 19781	(8) 13355
(10) 12844	(9) 13118	(3) 6663	(5) 13708
(7) 13054	(4) 19712	(11) 19881	

* Source: 2020 Census Blocks



prepared by:
Sullivan County
Planning & Codes
GIS Services

Scale 1 : 96000 10/21/2021

000266



SULLIVAN COUNTY REDISTRICTING COMMITTEE REPORT

Administrator Jason C. Booher, Chairman
Commissioner David Akard III, Vice-Chairman
Commissioner Joyce Neal Crosswhite, Secretary
Mayor Richard S. Venable

Commissioner Darlene Calton
Commissioner John Gardner
Commissioner Randy Morrell
Planning Director Ambre Torbett

- The law governing redistricting can be found in both the Tennessee Constitution and Statute:
 - Reapportionment shall be completed at least every ten (10) years following the census.
 - A county commission may consist of at least nine (9) but cannot exceed twenty-five (25) members.
 - No more than three (3) commissioners may represent a district.
 - The districts shall consist of substantially equal (+/- 10%) population.
 - The number of districts and commissioners may be increased or decreased during redistricting.
 - Districts must be reasonably compact, contiguous, and cannot overlap.
 - Voting precincts cannot encompass multiple county commission districts.
 - The election commission has the authority to establish voting precincts and polling locations.
 - Minutes and records shall be maintained for all committee meetings.
 - The deadline to complete redistricting is January 1, 2022.
- Population is considered as:
 - Total County Population = Total 2020 Census population of county (158,163)
 - Ideal District Population = Total Population / Total Commissioners x Number of Commissioners in District (i.e. 1, 2 or 3 commissioners)
 - One (1) Commissioner = 6,590
 - Two (2) Commissioners = 13,180
 - Three (3) Commissioners = 19,770
 - Absolute District Deviation = Actual District Population / Ideal Population
 - Relative Deviation % = Absolute District Deviation / Ideal District Population
 - Overall Range % = Highest District Deviation – Lowest District Deviation
- Acceptable Deviations are defined by case law as:
 - District Deviation of less than +/- 10%
 - Overall Range of less than +/- 10%
- Federal Law prohibits racial gerrymandering
- Census blocks (geographically defined areas) as established by the Census Bureau are utilized when drawing district and voting precinct boundaries.
- A complete redistricting guide is available at:
 - <https://comptroller.tn.gov/content/dam/cot/pa/documents/lg/GuideToRedistrict.pdf>

**Sullivan County Commission
2021 District Population and Deviation**

COMMISSION DISTRICT	INITIAL POPULATION	ZERO DEVIATION POPULATION	INITIAL + / -	INITIAL %	FINAL POPULATION	FINAL + / -	FINAL %
1	5,934	6,590	-656	-10.0%	6,396	-194	-2.9%
2	19,648	19,770	-122	-0.6%	19,651	-125	-0.6%
3	6,663	6,590	73	1.1%	6,663	73	1.1%
4	19,712	19,770	-58	-0.3%	19,712	-58	-0.3%
5	14,173	13,180	993	7.5%	13,708	528	4%
6	19,781	19,770	11	0.1%	19,781	11	0.1%
7	13,054	13,180	-126	1.0%	13,054	-126	-1%
8	13,355	13,180	175	-1.3%	13,355	175	1.3
9	13,118	13,180	-62	0.5%	13,118	-62	-0.5%
10	12,844	13,180	-336	-2.5%	12,844	-336	-2.5%
11	19,881	19,770	111	0.6%	19,881	111	0.6%
TOTAL	158,163.00						6.9%

**Sullivan County School Board
2021 District Population and Deviation**

COMMISSION DISTRICT	INITIAL POPULATION	ZERO DEVIATION POPULATION	INITIAL + / -	INITIAL %	FINAL POPULATION	FINAL + / -	FINAL %
1	23,513	22,595	918		23,513	918	4.03%
2	23,208	22,595	613	2.71%	23,208	613	2.71%
3	22,635	22,595	40	0.18%	22,635	40	0.18%
4	22,472	22,595	-123	-0.05%	22,007	-588	-2.60%
5	22,677	22,595	82	0.36%	22,677	82	0.36%
6	22,820	22,595	225	1%	22,820	225	1%
7	20,838	22,595	-1,757	-7.77%	21,303	-1,292	-5.72%
TOTAL	158,163						9.78%

Agenda subject voting report

000269

Meeting name

Sullivan County Commission Oct 21 2021

10/21/2021

65 NEW BUSINESS Item 15 Resolution No. 2021-10-98 Sponsors: Morrell/ Akard
VOTE Item 16 Resolution No.2021-10-99

Description Resolutionto adopt a redistricting plan for Sullivan County

RESOLUTION AUTHORIZING THE REAPPORTIONMENT OF BOARD OF
EDUCATION DISTRICTS

Chairman

Venable, Richard

Total vote result

Voting start time 8:27:22 PM

Voting stop time 8:27:52 PM

Voting configuration Vote

Voting mode Open

Vote result

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

Group voting result

Group	Yes	Absent
No group	22	0
Total result	22	02

Individual voting result

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

Sullivan County
Board of County Commissioners
241st Annual Session

Item 17
No. 2021-10-100

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of October 2021.

RESOLUTION TO APPROPRIATE FUNDS TO THE INDIAN SPRINGS COMMUNITY CHEST TO PURCHASE EQUIPMENT FOR VOLUNTER FIRE STATION IN THE GREATER INDIAN SPRINGS COMMUNITY

WHEREAS, members of the Greater Indian Springs Community Chest (GISCC) have raised money for construction of a building to house a volunteer fire station in the Greater Indian Springs Community; and,

WHEREAS, Cassidy United Methodist Church has offered a long-term lease of land to construct the fire station; and,

WHEREAS, the Sullivan County Volunteer Fire Department of Blountville has agreed to partner with GISCC and Cassidy United Methodist Church for operation and maintenance of a new fire station; and,

WHEREAS, the members of the Indian Springs Community Chest and Sullivan County Volunteer Fire Department are requesting the Sullivan County Board of Commissioners to fund equipment for this fire station in an amount of \$700,000.00.

NOW THEREFORE BE IT RESOLVED that the Sullivan County Commission assembled in regular session hereby approves funding equipment in the amount of \$700,000.00 for equipping a volunteer fire station in the Greater Indian Springs Community. Said funds to be appropriated from funds received by the County in relation to the COVID-19 pandemic.

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 _____, 2021.

Attest: _____
Teresa Jacobs, County Clerk

Approve: _____
Richard S. Venable, County Mayor

Sponsored By: Commissioner Todd Broughton
Co-Sponsor(s): Commissioner Judy Blalock
2021-10-100 ACTIONS: 10/21/21 1st Reading



Sullivan County
Board of County Commissioners
241st Annual Session

Item 18
 No. 2021-10-101

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of October 2021.

RESOLUTION TO APPROPRIATE FUNDING FOR ESSENTIAL EQUIPMENT TO PROVIDE ROUTINE SERVICES IN THE SULLIVAN COUNTY SOLID WASTE DEPARTMENT

WHEREAS, the Solid Waste Department has operated with a very limited budget over the past several years with little funding for equipment; and,

WHEREAS, most of the equipment is old and in much need of repair resulting in increasing repair costs; and,

WHEREAS, with the current market for purchase and delivery of new equipment within anything close to normal delivery time it is difficult to find such equipment before 2023; and,

WHEREAS, Sullivan County has acquired pricing through a regional vendor proclaiming through a cooperative access to purchase a chassis mounted with a loader; and,

WHEREAS, based upon available information another county purchasing solid waste equipment has been advised that it appears to meet the criteria set forth by the ARPA interim regulations; and

WHEREAS, it appears based upon other governments correspondence as to what should be acceptable under the guidelines this item may be permissible to purchase from the federal funds; however, it will probably be January 2022 before we will be able to confirm by the group.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby amends Capital Outlay budget for the Solid Waste Fund by \$281,658; and that funding will be provided through the Undesignated Fund Balance of the Solid Waste Fund if not approved by the Grant.

Waiver of the 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.

Duly passed and approved this 21st day of October, 2021.

Attest:


 Teresa Jacobs, County Clerk

Approved:


 Richard Venable, County Mayor

Sponsored by: Commissioner Hershel Glover

Prime Co-Sponsor(s): Commissioner Darlene Calton, Mark Vance

2021-10-101 COMMISSION ACTION: 10/21/21 Approved on Waiver of Rules

19 Yes, 1 Abstain, 4 Absent



Agenda subject voting report

000292

Meeting name

Sullivan County Commission Oct 21 2021

10/21/2021

68 NEW BUSINESS Item 18 Resolution No. 2021-10-101 Sponsors: Glover/ Calton
VOTE

Description

RESOLUTION TO APPROPRIATE FUNDING FOR ESSENTIAL
EQUIPMENT TO PROVIDE ROUTINE SERVICES IN THE SULLIVAN
COUNTY SOLID WASTE DEPARTMENT

Chairman

Venable, Richard

Total vote result

Voting start time 9:11:21 PM
Voting stop time 9:11:48 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	19
Abstain	1
No	0
Total Present	20
Absent	4

Group voting result

Group	Yes	Abstain	Absent
No group	19	1	0
Total result	19	1	0

Individual voting result

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

Dear Teresa Jacobs, Randall Jones, and Evelyn Rafalowski:

Due to a family matter that necessitated my move from 165 Meadow Lark Lane to 622 Silver Grove Road in Bluff City, I must resign from the Sullivan County School Board as I no longer reside in the zone for which I was elected to represent. This resignation is effective at the conclusion of the October 7 school board meeting.

It has been a privilege and honor to serve students, staff, and families over the past three plus years as a member of the school board.

Wishing you goodness,

Randall A. Gilmore

Randall A. Gilmore

RECEIVED
BY *Jacobs* DATE *10/18/21*

REZONING OVERVIEW										
SULLIVAN COUNTY COMMISSION MEETING										
October 21, 2021										
RESOLUTION #1 - To Consider the Waiver of Rules for the following zoning amendments (map or text).										
motion by: 2nd by:										
Order of Cases	Date of Application	Applicant's Name	Neighbor Opposition	Staff's Recommendation	Planning Commission's Recommendation	Regional Planning Commission Jurisdiction	Current Zoning District	Requested Zoning District	Civil District	Commissioner District
1	7/13/2021	Paul Harr	none	yes	yes	Sullivan County	R-1	B-3	5th	4th
2	July 14, 2021	Appalachian Properties/CafeSmith	none	yes	yes	Sullivan County	M-1	B-4	9th	5th
3										
4										
5										
Voting Summary:										
Name	Case Order	yes	no	pass	absent	Approved (yes or no)				
Harr	1									
Appalachian Properties	2									
	3									
	4									
	5									
* Date of application begins on when fee was obtained for completed application										

000294

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: July 13, 2021

Property Owner: Jerry Petzoldt real estate broker representative for Paul Harr land owner

Address: 221 Cumberland Street, Kingsport, TN

Phone number: 423.677.2486

Email: jerrypetzoldt@tcigroup.com

Property Identification

Tax Map: Part	Group: Of	Parcel: 066H A 002.00 000	
Zoning Map:	Zoning District: R1	Proposed District: B3	Civil District: 5th
Property Location: 1810 Highway 394			Commission District: 4
Purpose of Rezoning: Hwy 394 divided Parent parcel and now its H & Best use are 2 commercial parcels			

MeetingsPlanning Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville TN 7 yes / 2 absent

Date: September 21, 2021 Time: 6 PM

Approved: ☒

Denied: ☐

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville, TN

Date: October 21, 2021 Time: 6:00 PM

Approved: ☒ Approved 22 Yes 2 Absent

Denied: ☐

DEED RESTRICTIONS

I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information, knowledge and belief.

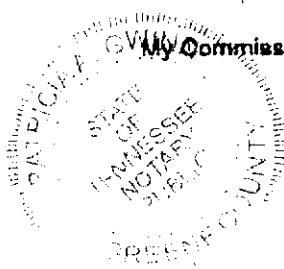
Owner's Signature: Paul Harr

Date: 3/2/2021

Notary Public: Patricia A. Harris

08-02-2021

My Commission Expires: 01-22-2025



E. SITE PLANS: NONE

Draft minutes
000296

F. REZONING REQUESTS: ZONING PLAN AMENDMENT: ZONING MAP CHANGE

F1. REZONING REQUEST R-1 (SINGLE-FAMILY RESIDENTIAL) TO B-3 (GENERAL BUSINESS DISTRICT)

FINDINGS OF FACT –

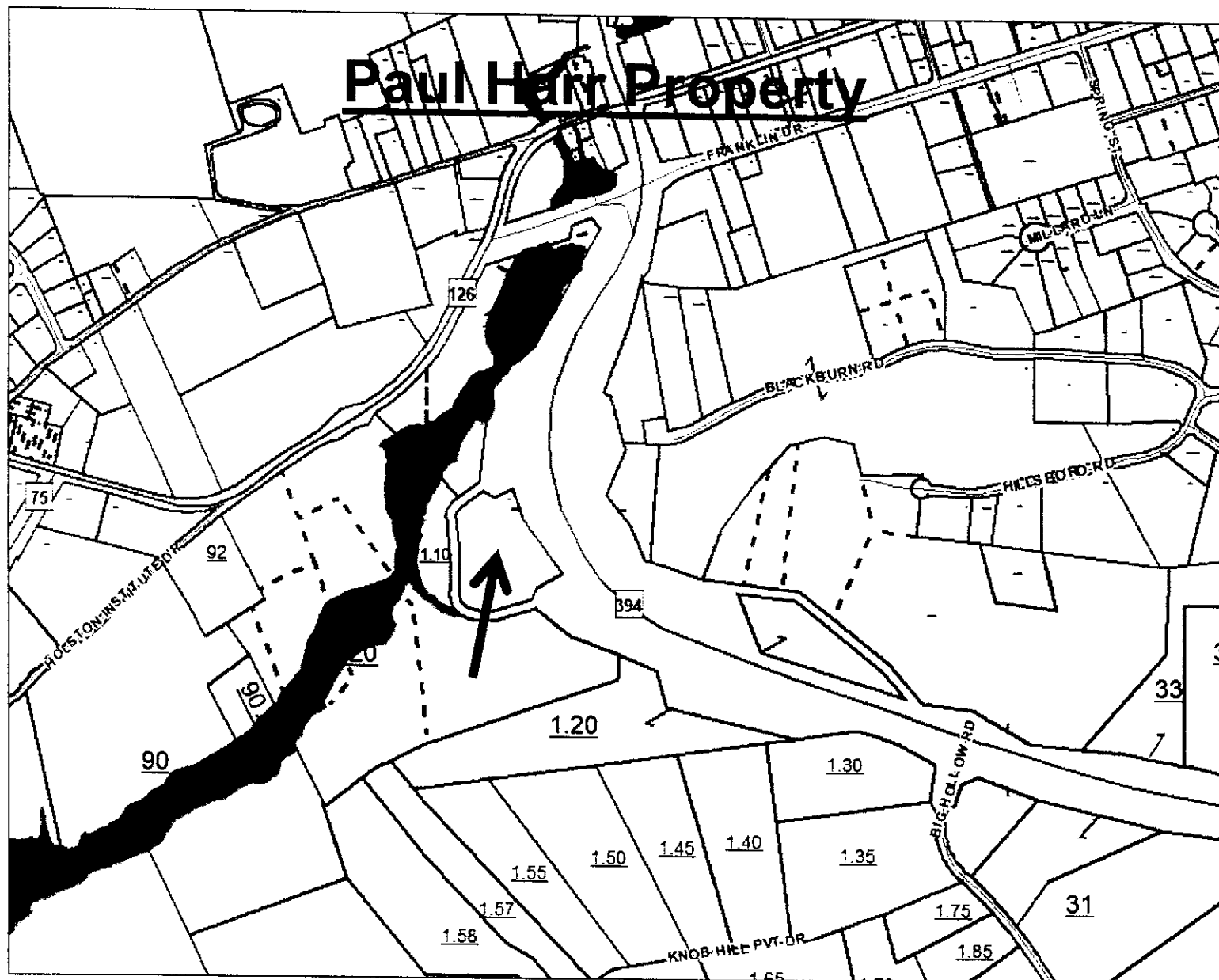
Property Owners: Paul Harr
Applicants: same
Representative: Jerry Petzoldt, realtor for TCI Group
Location: 1810 Hwy 394, Blountville – split parcel by highway r-o-w
Civil district: 5th
Commission District: 4th
Parcel ID: Tax Map 066H, Group A, Part of Parcel 002.00 – west side
Subdivision of Record: Pine Hills Subdivision
PC1101 Growth Boundary: Sullivan County Planned Growth Area
Utility District: Blountville Public Water
Public Sewer: not available in this section of the highway currently – Bristol Sewer District
Lot/Tract Acreage: 2.997 acres
Zoning: R-1
Surrounding Zoning: R-1, M-2, PBD/SC
Requested Zoning: B-3 – General Business
Existing Land Use: Single-Family Dwelling
Surrounding Land Uses: residential, vacant, auto salvage yard
2006 Land Use Plan: Future Growth Commercial Corridor
Neighborhood Opposition: no one has called or written prior to meeting

Staff Field Notes and Findings of Facts:

- The owner is requesting to rezone a portion of the property from R-1 to B-3 to sell the property for potential commercial redevelopment.
- The original parcel was bisected by the construction of Highway 394 in 1998.
- The property has one existing dwelling and an existing driveway directly off the highway. The home was constructed in 1961.
- Staff recommends in favor of this request for the following reasons:
 - The continuous trend for commercial development and redevelopment along this section of the highway.
 - Existing access to the highway.
 - Proximity to other commercial zones making it unfavorable for residential redevelopment.
 - Compatible with the Land Use Development Plan.
 - B-3 zoning supports existing single-family residential land use as well as general commercial uses.

Meeting Notes at Planning Commission:

- Staff presented her findings and recommendation.
- The realtor could not attend the meeting due to a conflicting meeting.
- Linda Brittenham motioned to **forward a favorable recommendation** on to the County Commission for this rezoning request. Mary Rouse seconded the motion and the vote in favor passed unanimously.



Address Data Source
 Sullivan County, TN Co 911
 Johnson City, TN 37604
 Bristol, TN 37620

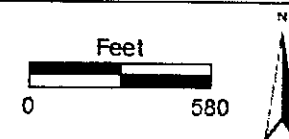
Notice
 This map is not legal evidence of
 title. It cannot be used to
 establish boundary lines or
 transfer and convey property.
 A land surveyor licensed to
 practice and surveying in the
 State of Tennessee should be
 retained for all questions of
 boundary and location of
 lot lines.



Sullivan County, TN
 Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2007

- Zone A: No Base Flood Elevations Determined
- Zone AE: Base Flood Elevations Determined
- Flood Hazard Area in Zone AE



- Lot Lines
- Thoroughfares
- Arterial
- Collector

000297

[illegible]

Feet

0 580

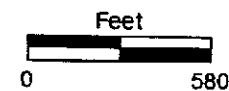




Sullivan County, TN
Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2007

- Zone A-1: 0.2 PCT Annual Chance Flood Hazard
- Zone A-2: No Base Flood Elevations Determined
- Zone A-3: Base Flood Elevations Determined
- Zone A-4: Flood Way Areas in Zone A-3



Address Data Source:

Sullivan County, TN 37611
Knox County, TN 37611
Johnson County, TN 37611
Bristol, TN 37611

Notice:

Aerial image has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. Aerial image is licensed to the public and surveying is not required for all questions of boundary lines or location of property.

Collector

Sullivan County Zoning

- A-1
- A-2
- A-5
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PBD-3
- PBD/SC
- PMD-1
- PMD-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water

2019 - Aerial Image

000293

000300

1



Address Data Sour
Sullivan County: Sull Co 911
Kingsport: Kpt GIS
Johnson City: JC GIS
Bristol: Bristol 911

Notice:

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



Sullivan County, TN
Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2007

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

Feet
0 500



Blountville Pump
Stations
Blountville Water
Lines
Bristol Sewer Lin
Buildings

000301



Address Data Sou
Sullivan County: Sull Co 91;
Kingsport: Kpt GIS
Johnson City: JC GIS
Bristol: Bristol 911

Notice:

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

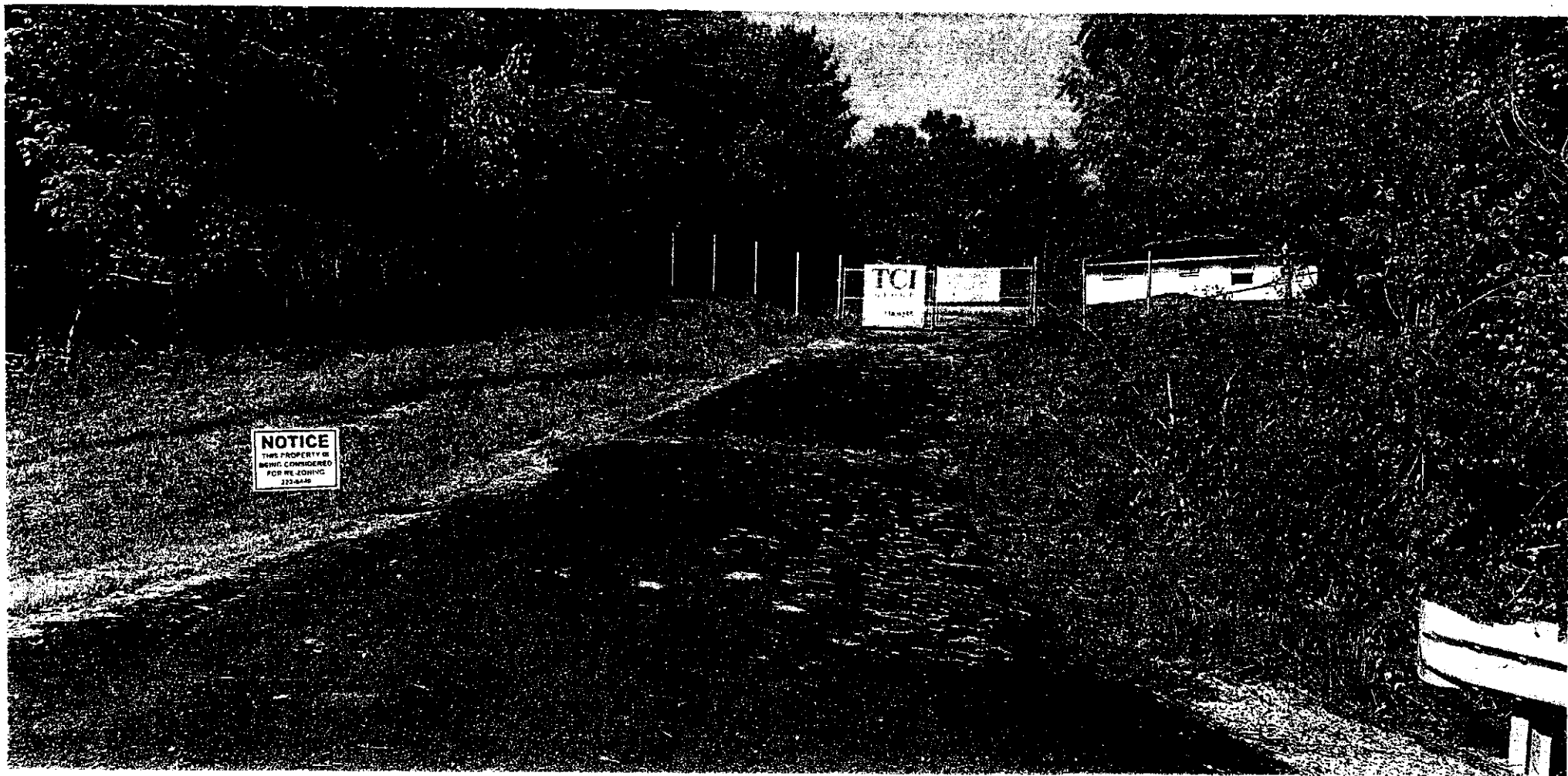
000302



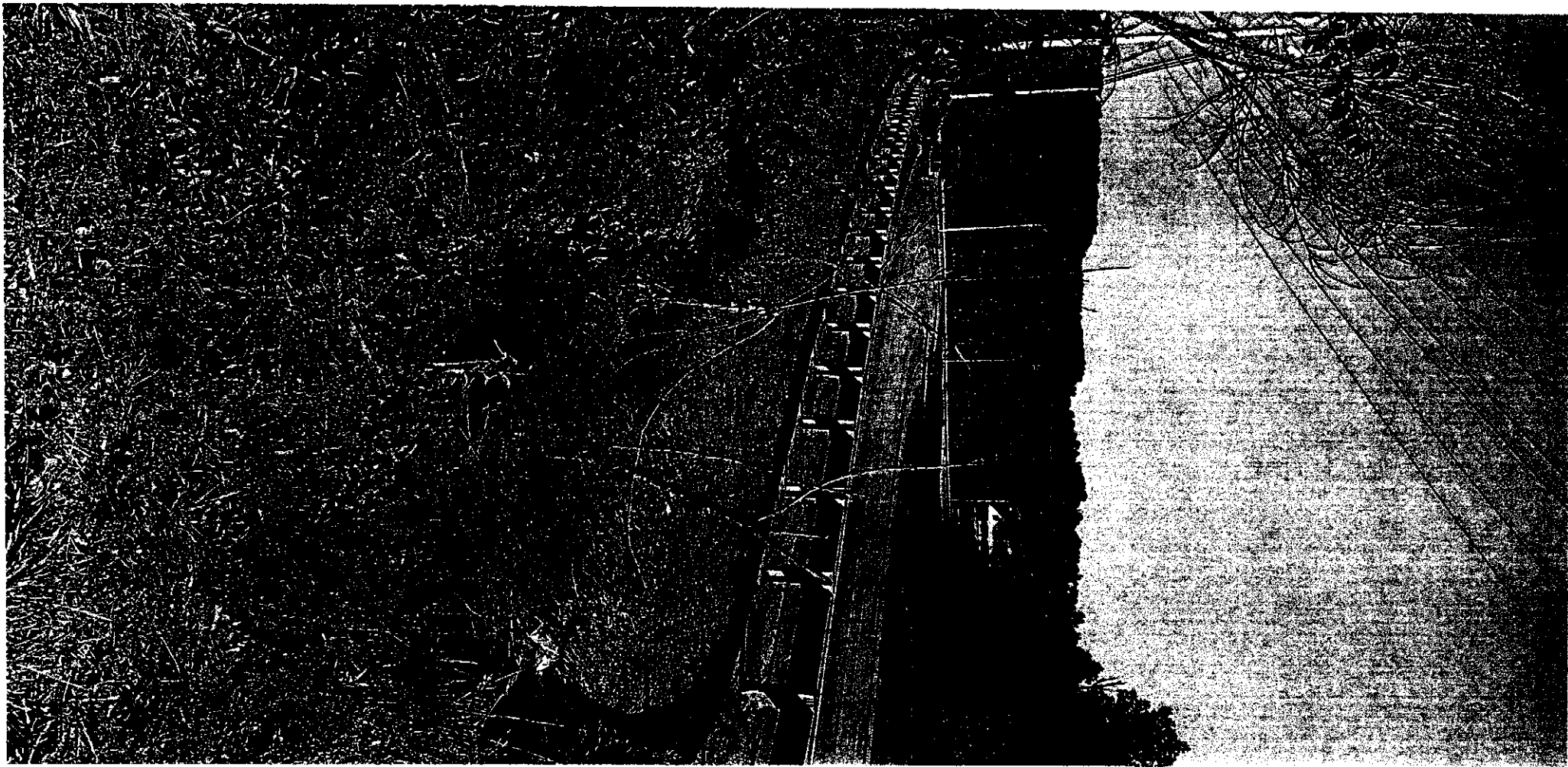
Sullivan County, TN
Planning and Codes Dept.



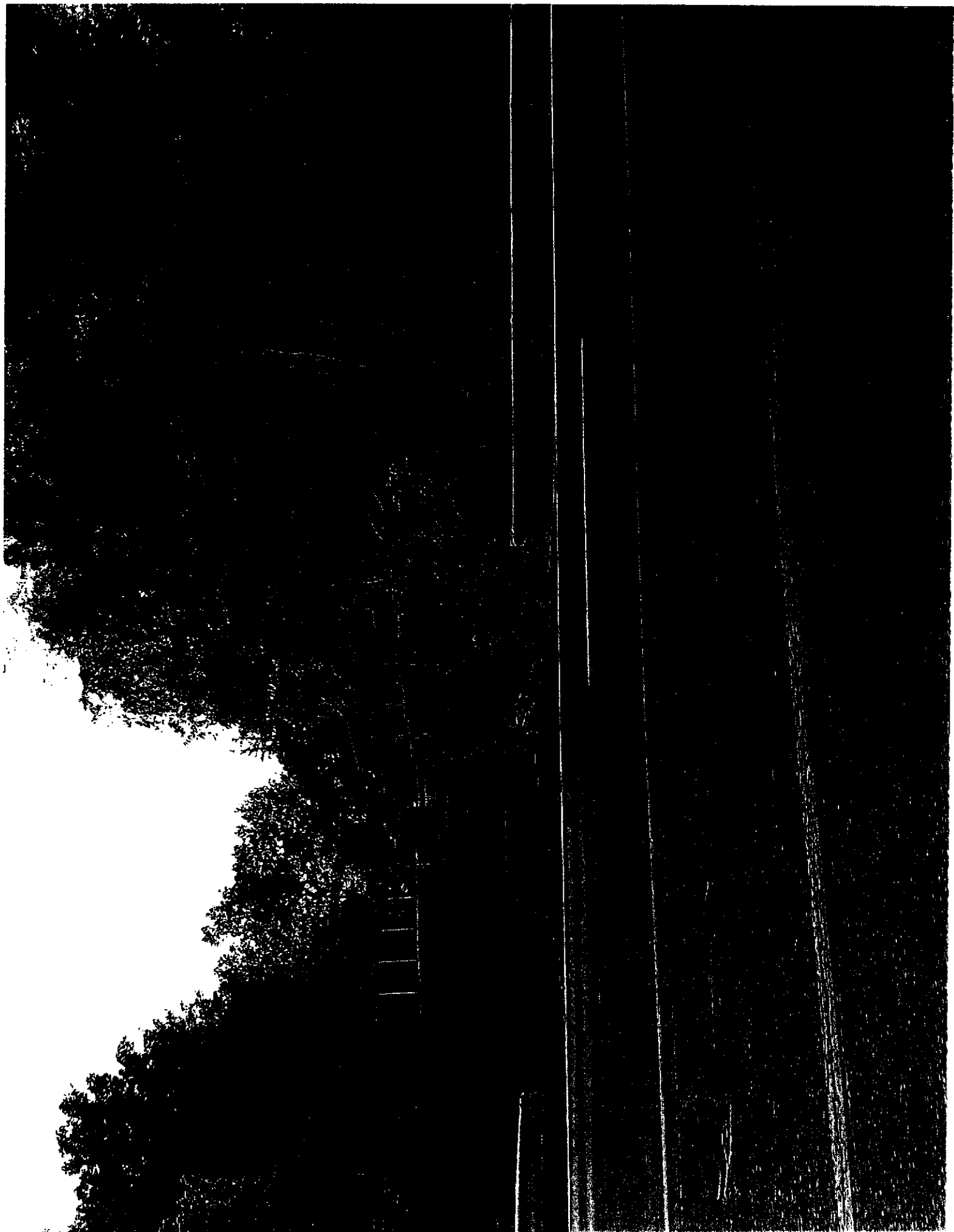
Buildings
2019 - Aerial Image



000303



000304





PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 07/14/21

Property Owner: APPALACHIAN PROPERTIES OF CRANBERRY, LLC

Address: PO BOX 686, ELK PARK, NC 28622

Phone number: 828-733-3174

Email: gstreets@att.net

Property Identification

Tax Map: 124K

Group: D

Parcel: 012.00

Zoning Map:

Zoning District: M-1

Proposed District: B-4

Civil District: 9th

Property Location: 5725 HWY 11E STE 3, PINEY FLATS, TN 37686

Commission District: 5

Purpose of Rezoning: B4

Meetings

Planning Commission:

3411 Hwy 126 Blountville TN 37627

Place: Kingsport City Hall, 415 Broad Street 3rd Floor Kingsport TN

Date: 9-21-2021

Time: 6pm

7 yes / 2 absent

Approved: ☒

Denied: ☐

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville, TN

Date: 10-21-2021

Time: 6:00 PM

Approved: ☒ Approved 22 Yes, 2 Absent

Denied: ☐

DEED RESTRICTIONS

I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information, knowledge and belief.

Owner's Signature: Cole S

Date: 7/14/21

Notary Public: Kathryn Humphreys

My Commission Expires: 9/12/2024

F2. REZONING REQUEST M-1 (GENERAL MANUFACTURING DISTRICT) TO B-4 (ARTERIAL BUSINESS DISTRICT)

FINDINGS OF FACT –

Property Owners: Appalachian Properties of Cranberry, LLC (formerly East TN Movers Inc.)
 Applicants: Cale Smith
 Representative: same
 Location: 5725 Hwy 11E, Piney Flats
 Civil district: 9th
 Commission District: 5th
 Parcel ID: Tax Map 124K, Group D, Parcel 012.00
 Subdivision of Record: Elliott Bullock ROW, Plat Book 52, Page 935
 PC1101 Growth Boundary: Bluff City Urban Growth Boundary
 Utility District: Johnson City Public Water
 Public Sewer: Johnson City Public Sewer
 Lot/Tract Acreage: .72 acres
 Zoning: M-1 County and first 50-feet B-3 in Bluff City
 Surrounding Zoning: M-1 in County and B-3 in Bluff City
 Requested Zoning: B-4/Arterial Business
 Existing Land Use: two-story office building
 Surrounding Land Uses: bus storage yard, commercial corridor, Post Office, Piney Flats Fire Hall, and Tri-County Industrial Park to the rear
 2006 Land Use Plan: Future Growth Commercial Corridor
 Neighborhood Opposition: no one has called or written prior to meeting

Staff Field Notes and Findings of Facts:

- The owner is requesting to rezone an existing 2-story office building from M-1 to B-4 to bring the property into conformance with office and retail land uses.
- The existing building was constructed in 1980, prior to adoption of zoning.
- Staff recommends in favor of this request for the following reasons:
 - Conformance with Land Use Plan
 - Compatibility with commercial development and redevelopment trend along this corridor.
 - Brings existing land use into conformance with proper zoning district as this site has never been used for industrial purposes; however, property backs up to the edges of the developed Tri-County Industrial Park.

Meeting Notes at Planning Commission:

- Staff read her report and recommendation. She stated that this property was originally zoned M-1 due to the proximity to the Tri-County Industrial Park; however, it has always been used for business and offices, not industrial of any kind. This rezoning will align the uses with the proper zoning district.
- Mr. Smith was present. Laura McMillan motioned to **forward a favorable recommendation** on to the County Commission. Darlene Calton seconded the motion and the vote in favor passed unanimously.

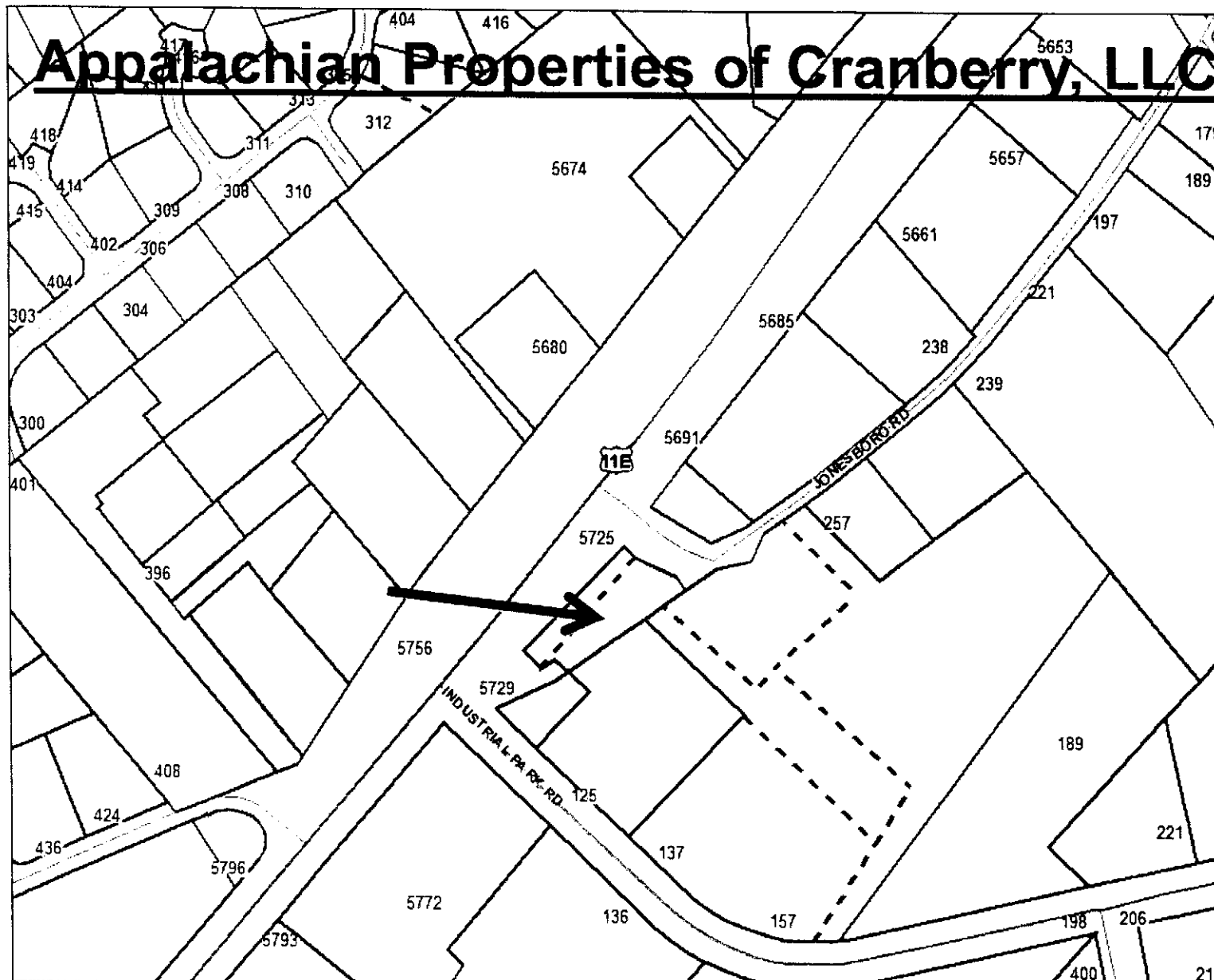
Appalachian Properties of Cranberry, LLC

Address Data Source:

Sullivan County, TN Co 911
Kingport, TN GIS
Johnson City, TN GIS
Dixie, TN Co 911

Notice:

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



Sullivan County, TN
Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2011

- 0.2 PCT Annual Chance Flood Hazard
- Zone A: No Base Flood Elevation Determined
- Zone AC: Base Flood Elevation Determined
- Flood Way Areas in Zone AC

Feet
0 260



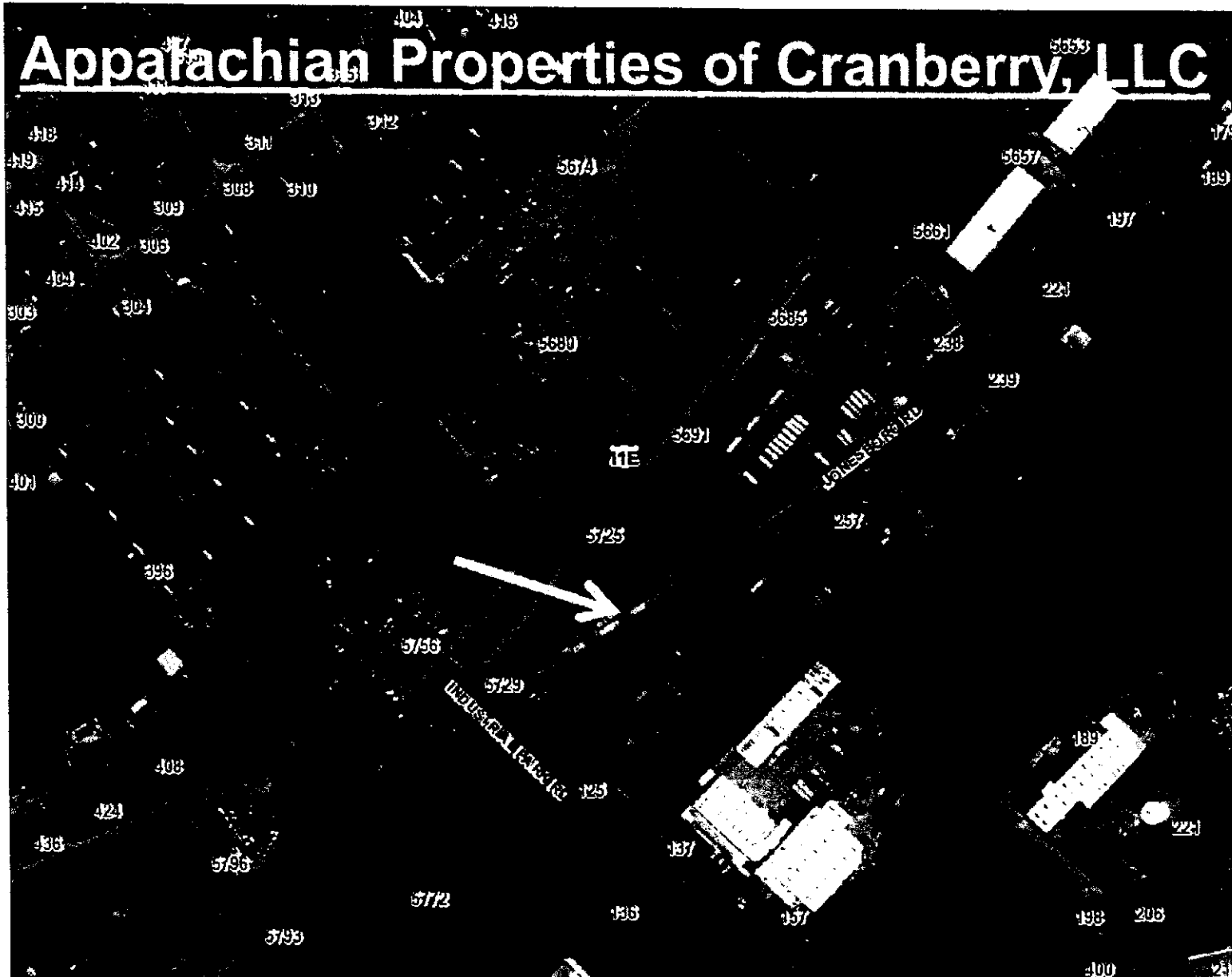
Lot Lines

Thoroughfares

- Arterial
- Collector

000309

Appalachian Properties of Cranberry, LLC



Address Data Source:
Sullivan County, Sul Co 911
Kingsport, Kit GIS
Johnson City, JC GIS
Bristol, Bristol GIS

Notice:

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

Lot Lines
Thoroughfares
Arterial
Collector
2019 - Aerial Image



Sullivan County, TN
Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2011

0.2 PCT Annual Chance Flood Hazard
Zone A - No Base Flood Elevation Determined
Zone AC - Base Flood Elevation Determined
Flood Way Areas in Zone AC

Feet
0 260



000310



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

Notice:
 Aerial map has no legal standing
 other than the assessment of
 taxes. It cannot be used to
 establish boundary lines or
 transfer and convey property.
 Aerial map is not a substitute
 for a survey. Aerial map should be
 obtained for all questions of
 boundaries and/or location
 of a lot.

Collector
**Sullivan County
 Zoning**

- A-1
- A-2
- A-5
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PBD-3
- PBD/SC
- PMD-1
- PMD-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water

2019 - Aerial Image



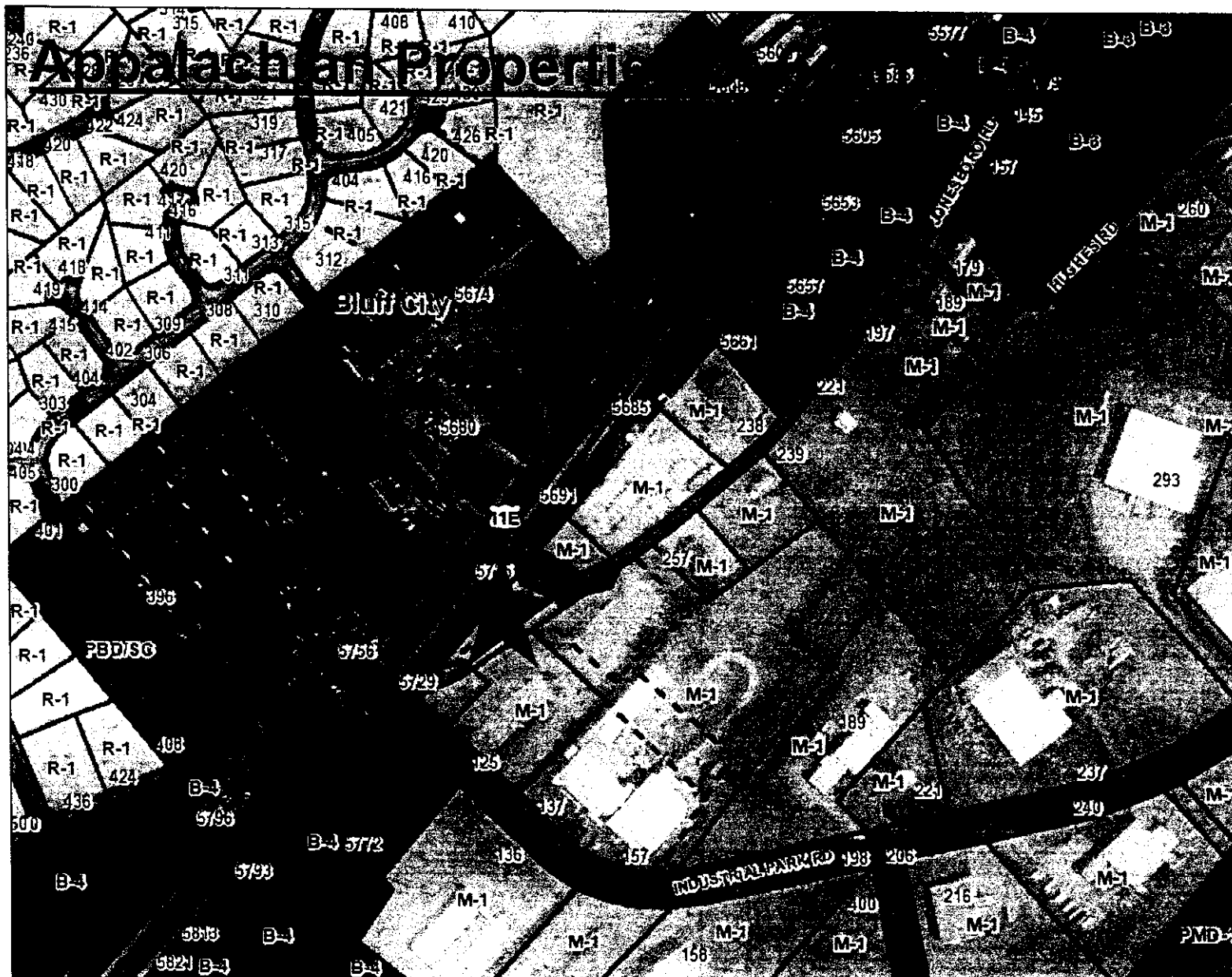
**Sullivan County, TN
 Planning and Codes Dept.**

Flood Insurance Rate Map (FIRM) 2011

- 0.2 PCT Annual Chance Flood Hazard
- Zone A - No Base Flood Elevation Determined
- Zone AE - Base Flood Elevation Determined
- Flood Way Areas in Zone AE



000311



Sullivan County, TN
Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2011

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



Address Data Source:

Sullivan County, TN Co 911
Knoxport, TN 37603
Johnson Drive, TN 37603
Bristol, TN 37620

Notice:

Attorney has no legal standing
other than the assessment of
taxes. It cannot be used to
establish boundary lines or
transfer and convey property.

As of 1/1/11, the
practice land surveying in the
Theodyssey should be
retained for all questions of
surveying or location
of the

Collector

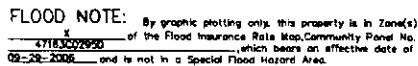
Sullivan County Zoning

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

2019 - Aerial Image

000312

Z



LINE	BEARING	DISTANCE
L1	S 39°03'25" W	23.36
L2	S 28°36'49" E	30.00
L3	N 81°50'38" E	185.99
L4	N 53°30'28" E	50.70
L5	N 54°13'36" E	50.87
L6	N 34°29'30" W	30.00

BEFORE REPLAT

DECLARATION OF ANY COUNTY INTEREST IN ANY RIGHT-OF-WAY, AS ILLUSTRATED ON THIS PLAN, WAS APPROVED BY THE SULLIVAN COUNTY BOARD OF COMMISSIONERS ON APRIL 20, 2006 PER RESOLUTION # 2006-04-37, SUBJECT TO ANY PRE-EXISTING EASEMENTS OR RIGHTS-OF-WAY FOR ADJACENT PROPERTY OWNERS.

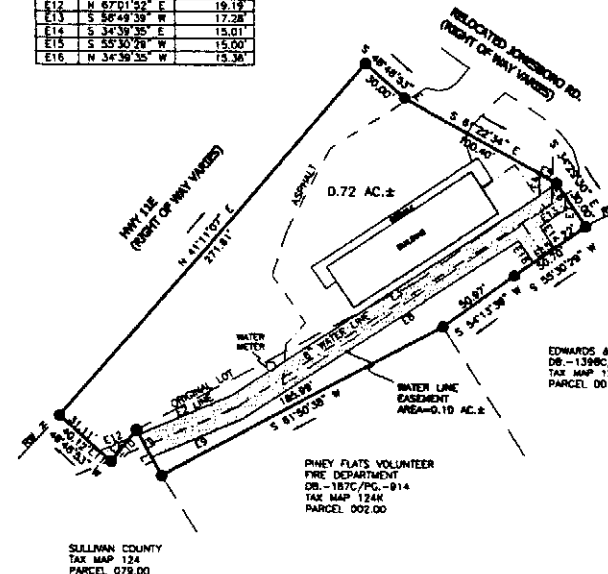
DATE 5-6-09

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT STREETS HAVE BEEN
INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING
TO THE SPECIFICATIONS OR (2) ADEQUATE
RIGHT-OF-WAY DEDICATION UPON AN EXISTING PUBLIC
ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR (3)
PLAT HAS BEEN APPROVED WITH A PERFORMANCE
GUARANTEE SET BY THE BALLWIN COUNTY REGIONAL
PLANNING COMMISSION.

DATED: 5-4-09
Robert M. [Signature]

EASEMENT LINE TABLE			
LINE	BEARING	DISTANCE	
E1	N 28°36'48" W	15.07	
E2	N 67°01'52" E	57.78	
E3	S 56°49'39" E	214.84	
E4	N 00°57'13" E	12.56	
E5	S 61°22'34" E	11.24	
E6	S 34°29'30" E	8.71	
E7	S 00°57'13" W	8.20	
E8	S 56°49'39" W	181.84	
E9	S 67°01'52" W	57.83	
E10	S 39°03'05" W	17.28	
E11	N 48°48'53" W	9.01	
E12	N 67°01'52" E	19.19	
E13	S 56°49'39" E	17.28	
E14	S 34°29'30" E	15.01	
E15	S 55°30'28" W	15.00	
E16	N 34°39'35" W	15.36	



LINE	BEARING	DISTANCE
L1	N 28°38'49" W	30.00
L2	S 38°03'05" W	23.50

AFTER REPLAT

SURVEY BY: CHARLES T. JOHNSON JR.
NUMBER: 2405
PROJECT: 08228
DATE: 02-12-2009



TPSI TN. PROFESSIONAL
SURVEYING INC.
1169 HWY 107 JONESBOROUGH, TN. (423)753-8857

I HEREBY CERTIFY THAT THIS
IS A CATEGORY B SURVEY AND
THE RATIO OF PRECISION OF
THE UNADJUSTED SURVEY IS 1:1000
AS SHOWN HEREON.

LOCATION MAP
NOT TO SCALE

LEGEND

- IRON PIN SET
 ● IRON PIN FOUND
 X POINT ON RIGHT-OF-WAY
6011 MARY LOU DUNCAN
 REGISTER OF DEEDS
 SULLIVAN COUNTY, TENNESSEE
 07 May 2009 TIME 11:45 a
 BOOK P0052 PAGE 0035
 TAX C CF 2.00
 FEE 15.00 TOTAL 17.00
 RECEIPT NO. 2009-101556

Slide A-710
BOOK P0052 PAGE 0935

MISCELLANEOUS NOTES:

THE BOUNDARY INFORMATION SHOWN IS A COMPOSITE
OF PREVIOUS SURVEYS SUPPLIED BY THE OWNER
NO ACTUAL FIELD SURVEY PERFORMED.

THE PURPOSE OF THIS SURVEY IS TO CLOSE THE PART
OF OLD JONESBORO RD. AS SHOWN AND ADD IT TO THE
EXISTING TAX MAP 124K PARCEL 012.00

THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.

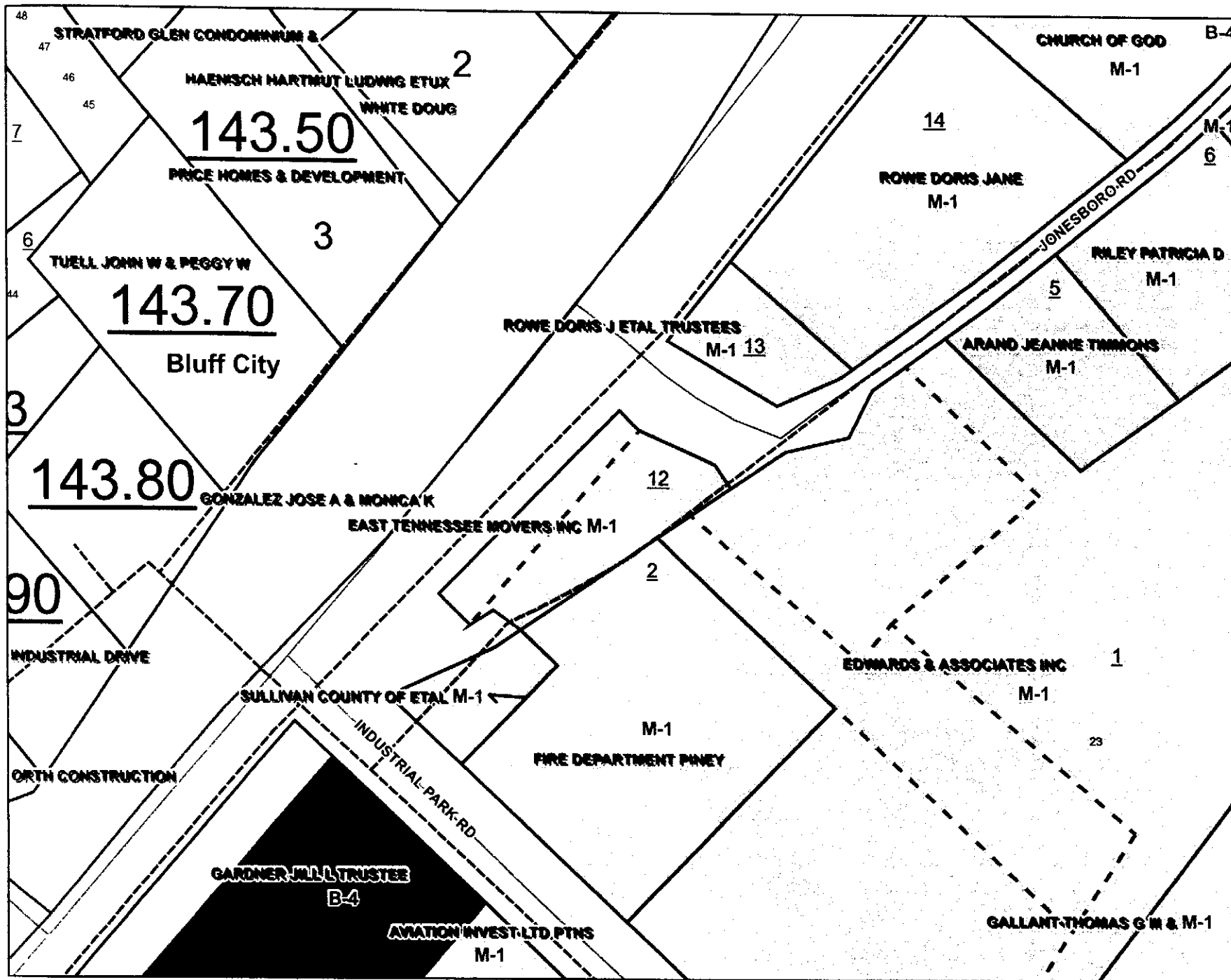
THIS SURVEY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE SULLYMAN COUNTY REGIONAL PLANNING COMMISSION.

PROPERTY REFERENCE:
DB.-2003C PG.-26
TAX MAP 124K PARCEL 012.00

SULLIVAN CO. REGIONAL PLANNING COMMISSION	
ELLIOTT & BULLOCK RIGHT-OF-WAY ACQUISITION	
TOTAL ACRES 0.72 AC ±	TOTAL LOTS 1
ACRES NEW ROAD 0	MILES NEW ROAD 0
COUNTY SULLIVAN	CIVIL DISTRICT 8TH
SURVEYOR CHARLES T. JOHNSON JR.	CLOSURE ERROR 1:100000
SCALE 1" = 30'	

0001



Address Data Sour
Sullivan County: Sull Co 911
Kingsport: Kpt GIS
Johnson City: JC GIS
Bristol: Bristol 911

Notice:

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

~ JC Water Lines

~ JC Sewer Lines

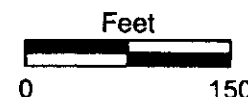
--- Lot Lines

Sullivan County Zoning

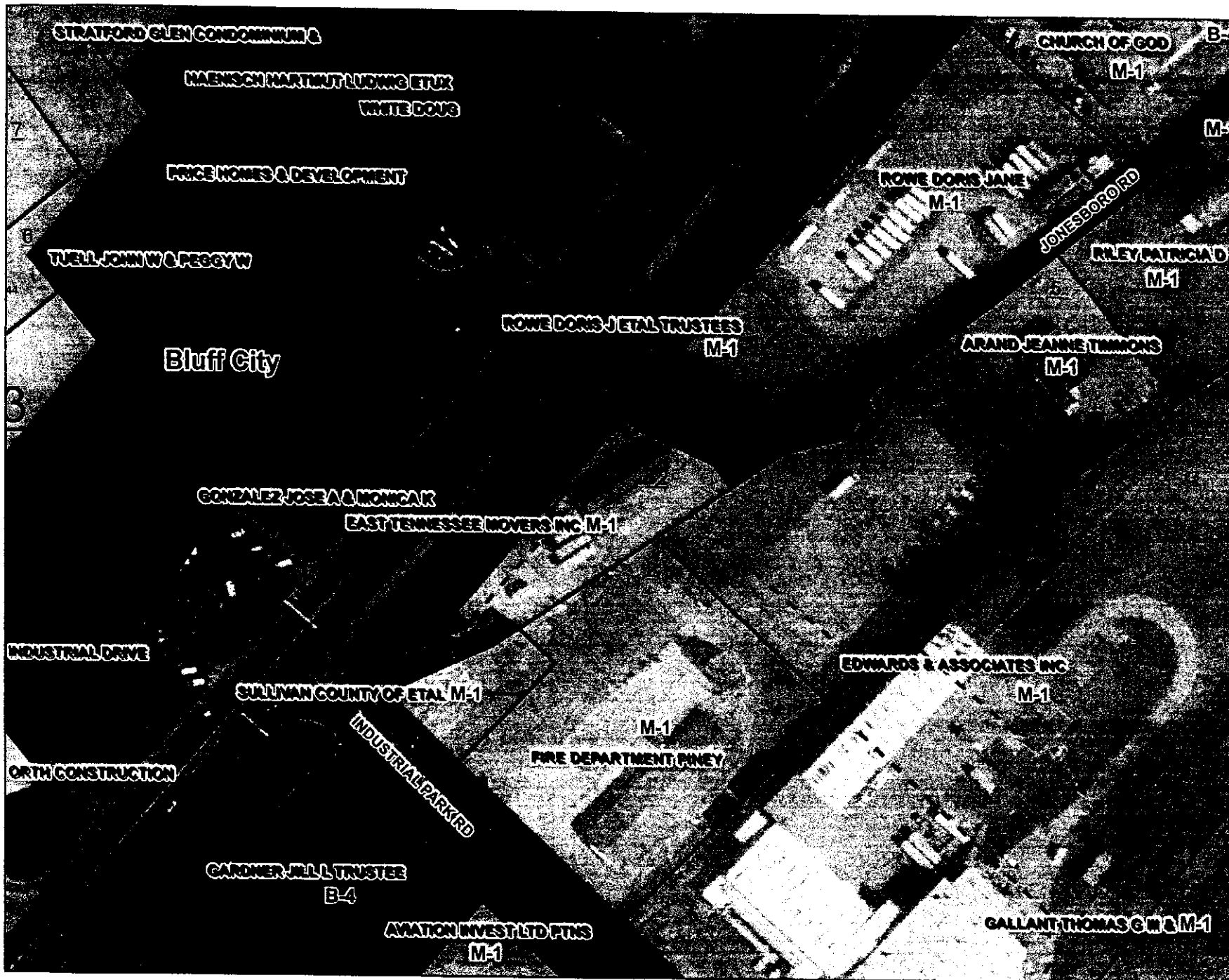
- A-1
- A-2
- A-5
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PBD-3
- PBD/SC
- PMD-1
- PMD-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B



Sullivan County, TN
Planning and Codes Dept.



000314



PMD-1

PMD-2

Address Data Sou

Sullivan County: Sull Co 911

Kingsport: Kpt GIS

Johnson City: JC GIS

Bristol: Brl Co 911

Notice:

This map has no legal standing other than the assessment (R-2) cannot be used to establish boundary lines or transfer and convey property and a surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and/or location of lot lines.

Water

Sullivan County Zoning

A-1

A-2

A-5

AR

B-1

B-2

B-3

B-4

M-1

M-2

PBD-3

PBD/SC

PMD-1

PMD-2

R-1

R-2

R-2A

R-3

R-3A

R-3B

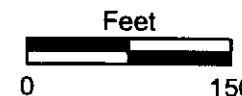
Water

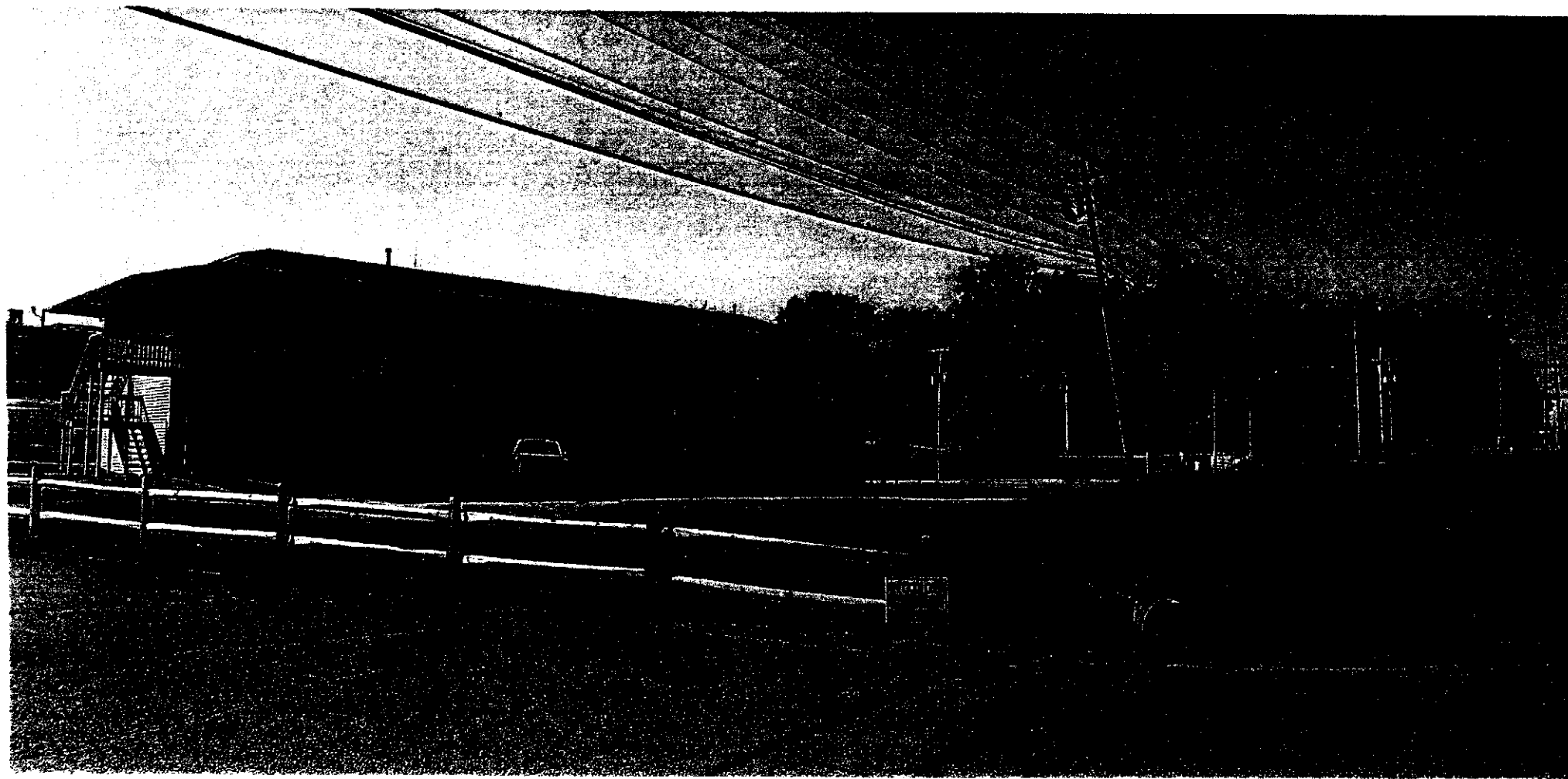
000315

2019 - Aerial Image



Sullivan County, TN
Planning and Codes Dept.







000317



000318

AND THEREUPON COUNTY COMMISSION ADJOURNED AT 9:30 PM UPON MOTION MADE BY COMMISSIONER RANDY MORRELL TO MEET AGAIN IN REGULAR SESSION ON NOVEMBER 18, 2021.

A handwritten signature in black ink, reading "Richard Venable". The signature is written in a cursive style with a large initial "R".

RICHARD VENABLE

COMMISSION CHAIRMAN