

COUNTY COMMISSION-REGULAR SESSION

001

February 17, 2022

BE IT REMEMBERED THAT:

COUNTY COMMISSION MET PURSUANT TO ADJOURNMENT IN REGULAR SESSION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS THIS THURSDAY EVENING, FEBRUARY 17, 2022, 6:00 P.M. IN BLOUNTVILLE, TENNESSEE. PRESENT AND PRESIDING WAS HONORABLE RICHARD VENABLE, COUNTY CHAIRMAN, TERESA JACOBS, COUNTY CLERK OF SAID BOARD OF COMMISSIONERS,

TO WIT:

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

COMMISSIONERS PRESENT AND ANSWERING ROLL WERE AS FOLLOWS:

DAVID AKARD	MARK HUTTON
	SAMUEL "SAM" JONES
	DWIGHT KING
DARLENE CALTON	TONY LEONARD
MICHAEL COLE	HUNTER MICHAEL LOCKE
LARRY CRAWFORD	RANDY MORRELL
ANDREW CROSS	ARCHIE PIERCE
JOYCE NEAL CROSSWHITE	ANGIE STANLEY
JOHN GARDNER	ALICIA D. STARNES
COLETTE GEORGE	
HERSHEL GLOVER	MARK A. VANCE

19 PRESENT, 5 ABSENT

(Absent at Roll Call BLALOCK, BROUGHTON, HARKLEROAD, STIDHAM, WOODS)

NOTE: Broughton in at 6:10 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. Calton and seconded by Comm. Hutton and Comm. Crawford to approve the minutes of the Regular Session on January 20th 2022 and the January 31, 2022 Called Session of County Commission. Said motion was approved by Roll Call Vote 40 Yes, 4 Absent.

Agenda subject voting report

002

Meeting name

Sullivan County Commission Feb 17 2022

2/17/2022

2 Roll Call by Teresa Jacobs, County Clerk
Roll Call

Description

Roll Call

Chairman

Venable, Richard

Total vote result

Voting start time

6:03:22 PM

Voting stop time

6:03:49 PM

Voting configuration

Roll Call - Attendances

Voting mode

Open

Vote result

Present	19
Total Present	19
Total Seats	28
Absent	5

Group voting result

Group	Yes	Absent
No group	19	0
Total result		19

Individual voting result

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

Sullivan County
Board of County Commissioners
242nd Annual Session

Thursday, February 17, 2022
6:00 p.m.

AGENDA FOR REGULAR SESSION

- ❖ Call to Order by Sheriff Jeff Cassidy
- ❖ Chairman, Mayor Richard S. Venable presiding
- ❖ Invocation
- ❖ Pledge to the American Flag
- ❖ Roll Call by Teresa Jacobs, County Court Clerk
- ❖ Guest Speakers, Proclamations, Recognitions & Presentations
 - Proclamation for Future Farmers of America – Sullivan East
 - Megan Hopkins - Sullivan County Library Director
- ❖ Elections, Confirmations and Appointments
 - Sullivan County Industrial Development Board
- ❖ Approval of Commission Minutes from Previous Meeting
- ❖ Approval of Notary Publics
- ❖ Public Comment
- ❖ Amendments to Zoning Plan
- ❖ Resolutions:
 - Old Business
 - New Business
- ❖ Other Business/ Announcements/ Non-Agenda Items

Adjournment



004

Sullivan County
Board of County Commissioners
242nd Annual Session

RESOLUTIONS

February 2022

Item 1 Resolution No. 2022-02-01

APPROVED

Sponsors: Calton/ Gardner

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

Applicant # 1 – Jeff & Julie Holt

Applicant # 2 – Joseph & Eloise Thomas

Zoning Text Amendment: Renewable Energy for Commercial Production & Resale

OLD BUSINESS

Item 2 Resolution No. 2021-07-66

WITHDRAWN

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. 2021-12-117

TABLED

Sponsors: Vance/ Gardner

RESOLUTION TO: Adopt Animal Care Standards and Animal Restraint Standards

Item 4 Resolution No. 2021-12-118

DEFERRED

Sponsors: Crosswhite/ Leonard

RESOLUTION TO PURCHASE BLOUNTVILLE ELEMENTARY & MIDDLE SCHOOL PROPERTIES FROM THE SULLIVAN COUNTY BOARD OF EDUCATION

Item 5 Resolution No. 2022-01-02

APPROVED

Sponsors: Locke/ Leonard

RESOLUTION TO SUPPORT THE INSTALLATION OF A MEMORIAL FOR VICTIMS OF VIOLENT CRIMES AT THE SULLIVAN COUNTY JUSTICE CENTER



Item 6 Resolution No. 2022-01-05
Sponsors: Vance/ King

APPROVED

RESOLUTION TO DESIGNATE THE \$10,000,000 OF THE ARP ALLOWANCE FOR
LOST REVENUE TO THE FUNDING OF THE JAIL CONSTRUCTION PROJECT

Item 7 Resolution No. 2022-01-07
Sponsors: Gardner/ Calton

APPROVED

RESOLUTION TO MAKE APPROPRIATIONS FOR EQUIPMENT TO BE PURCHASED
WITH FUNDING OBTAINED THROUGH THE AMERICAN RESCUE PLAN ACT

NEW BUSINESS

Item 8 Resolution No. 2022-02-08
Sponsors: Locke/ Gardner

APPROVED

RESOLUTION TO Authorize Purchasing Agent to Enter Into a Lease of Copiers for the
Sullivan County Health Department

Item 9 Resolution No. 2022-02-09
Sponsors: Locke/ Gardner

APPROVED

RESOLUTION TO amend Sullivan County Regional Health Department budget for the
Tobacco Prevention and Control Contract in the amount of \$10,000, the Public Health
Emergency Preparedness Contract in the amount of \$23,808.90 and the Family Planning
Contract in the amount of \$140,200

Item 10 Resolution No. 2022-02-10
Sponsors: Broughton/ Crawford

APPROVED

RESOLUTION TO PLACE 25 MPH SPEED LIMIT SIGNS ON ISLEY ROAD

Item 11 Resolution No. 2022-02-11
Sponsors: Cole/ Leonard

APPROVED

Waiver of Rules Requested

RESOLUTION to transfer a 2005 Dodge Sprinter van to the Jonesborough Police
Department

Item 12 Resolution No. 2022-02-12

APPROVED

Sponsors: Calton/ George

RESOLUTION AUTHORIZING THE CITY OF KINGSPORT TO EXECUTE A
CONCURRENCE AGREEMENT WITH THE STATE OF TENNESSEE REGARDING
THE STATE'S DETERMINATION OF DE MINIMIS IMPACT TO THE OLD ROCK
SPRINGS SCHOOL PROPERTY (NOW ROCK SPRINGS PARK) and AUTHORIZING
THE CITY OF KINGSPORT TO TRANSFER NECESSARY RIGHT-OF-WAY AND



**EASEMENTS NECESSITATED BY THE STATE'S ROAD WIDENING PROJECT
ALONG ROCK SPRINGS ROAD**

Item 13 Resolution No. 2022-02-13

APPROVED

Sponsors: Locke/ Gardner

RESOLUTION TO amend Sullivan County Regional Health Department budget for the Tobacco Prevention and Control Contract in the amount of \$10,000, the Public Health Emergency Preparedness Contract in the amount of \$23,808.90 and the Family Planning Contract in the amount of \$140,200

Item 14 Resolution No. 2022-02-14

APPROVED

Sponsors: Stidham/ Crosswhite

RESOLUTION TO CONTRACT WITH FIRST TENNESSEE DEVELOPMENT DISTRICT TO ADMINISTER ARP FUNDS FOR WATER DISTRICT IMPROVEMENTS WITHIN SULLIVAN COUNTY, TENNESSEE

Item 15 Resolution No. 2022-02-15

APPROVED

Sponsors: Crosswhite/ Cole

RESOLUTION TO APPROVE APPROPRIATING FUNDS FOR ADDITIONAL POSTAGE EXPENSES FOR COUNTY CLERK'S OFFICE

Item 16 Resolution No. 2022-02-16

APPROVED

Sponsors: Glover/ King Waiver of Rules Requested

RESOLUTION to Approve the Purchase of 100 Inmate Mattresses for the Sullivan County Jail Using Securus Tech Grant Funds

Item 17 Resolution No. 2022-02-17

APPROVED

Sponsors: Glover/ King Waiver of Rules Requested

RESOLUTION To Authorize the Sullivan County Purchasing Agent to enter into an agreement with Intervention Pro, LLC in Thompson Station, TN, to develop a software with support services, two years of support and licensing, and user training for the Sullivan County Sheriff's Office for the purposes of tracking employee training and performance using Securus Tech Grant Funds

Item 18 Resolution No. 2022-02-18

APPROVED

Sponsors: King/ Glover

RESOLUTION AUTHORIZING THE INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF SULLIVAN TO NEGOTIATE AND ACCEPT FROM THE ROBINETTE COMPANY A MANUFACTURER LOCATED IN THE TRI-COUNTY INDUSTRIAL PARK, A PAYMENT-IN-LIEU OF TAX AGREEMENT (PILOT AGREEMENT) TO ENABLE THE COMPANY'S EXPANSION OF ITS FACILITIES AND MANUFACTURING



Item 19 Resolution No. 2022-02-19

APPROVED

Sponsors: Glover/ King

RESOLUTION AUTHORIZING THE INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF SULLIVAN TO NEGOTIATE AND ACCEPT FROM GOESSLING USA, INC., A MANUFACTURER LOCATED IN THE TRI-COUNTY INDUSTRIAL PARK, A PAYMENT-IN-LIEU OF TAX AGREEMENT (PILOT AGREEMENT) TO ENABLE THE COMPANY'S EXPANSION OF ITS FACILITIES AND MANUFACTURING

Item 20 Resolution No. 2022-02-20

APPROVED

Sponsors: Vance/ Gardner

RESOLUTION APPROPRIATING FUNDS FOR SULLIVAN COUNTY ECONOMIC DEVELOPMENT'S ONGOING LAND DEVELOPMENT & ACQUISITION ACTIVITIES TO FUND THE PRELIMINARY ENGINEERING REPORTS REQUIRED FOR THE ORGANIZATION TO SEEK GRANT MONIES TO IMPROVE THE PROPERTIES FOR ECONOMIC DEVELOPMENT PURPOSES

Item 21 Resolution No. 2022-02-21

APPROVED

Sponsors: Vance/ Locke

RESOLUTION TO APPROVE AND IMPLEMENT A PAY SCHEDULE FOR SULLIVAN COUNTY EMERGENCY MEDICAL SERVICE (EMS)



Sullivan County, Tennessee PROCLAMATION

Whereas, Future Farmers of America and agricultural education provide a strong foundation for the youth of America and the future of food, fiber and natural resources systems; and,

Whereas, FFA promotes premier leadership, personal growth and career success among its members; and,

Whereas, agricultural education and FFA ensure a steady supply of young professionals to meet the growing needs in the science, business and technology of agriculture; and,

Whereas, the FFA motto — “Learning to Do, Doing to Learn, Earning to Live, Living to Serve” — gives direction and purpose to these students who take an active role in succeeding in agricultural education; and

Whereas, FFA promotes citizenship, volunteerism, patriotism and cooperation.

Now Therefore, this Sullivan County Board of County Commissioners does hereby proclaim the week of February 19-26, 2022, as National FFA Week in Sullivan County, Tennessee, and encourages all citizens to join us in this worthy observance.



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 17th day of February 2022.

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

Sullivan County
Board of County Commissioners
242nd Annual Session

IN RE: Industrial Development Board of Sullivan County
Blountville, Tennessee

Order Appointing Board Members

WHEREAS, the Industrial Development Board of Sullivan County does hereby certify to the Sullivan County Board of Commissioners, pursuant to T.C.A. §7-53-301, as duly adopted by Sullivan County, Tennessee, that vacancies have and will occur upon said Board by virtue of the expiration of the terms and the resignation of a member; and

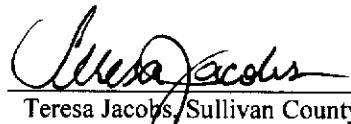
WHEREAS, the Industrial Development Board of Sullivan County further certifies that the following nominees are qualified and willing to serve on the Industrial Development Board:

- *Dennis Phillip: March 20, 2028*
- *George Gibson: March 20, 2027*
- *Les Ferrell: March 20, 2026*
- *Joe Herron: March 20, 2025*
- *Luther Icenhour Jr.: March 20, 2024*
- *Larry Estepp: March 20, 2023*
- *Chad Baker: March 20, 2023*
- *Susan Ojanen: March 20, 2027 (New Appointment - Filling the vacancy of Kenny Ellis)*

NOW THEREFORE BE IT ORDERED, ADJUDGED AND DECREED by the Sullivan County Board of Commissioners in their authority to appoint members to Industrial Development Board of Sullivan County, pursuant to T.C.A. §7-53-301, that the persons above named are hereby appointed to serve on the Industrial Development Board of Sullivan County with terms expiring as noted above.


 Richard S. Venable, Sullivan County Mayor

Said order confirmed and entered into the record of the Sullivan County Board of Commissioners
 this
 17th day of February 2022.


 Teresa Jacobs, Sullivan County Clerk

Motion was made by Commissioner Crawford to appoint members listed above to Industrial Development Board of Sullivan County. Second by Commissioner Akard
 Approved 20 Yes, 4 Absent



SULLIVAN COUNTY INDUSTRIAL DEVELOPMENT BOARD

Dennis Phillips - Chariman

- Appointed on 5/17/2010 - Official Term Expired on 3/20/16
- If his initial term were extended upon expiration date, his next term would have been set to expire on 3/20/22. Since that is only a few weeks away, we could look to extend his term another 6 years which would then expire on 3/20/2028

George Gibson – Vice Chairman

- Appointed on 4/21/14 – Official Term Expired on 3/18/20
- If we were to reappoint and extend his term another 6 years, his term would set to expire on 3/18/2026

Les Ferrell - Secretary/Treasurer

- Appointed on 10/17/14 – Official Term Expired on 10/17/2020
- If we were to reappoint and extend his term another 6 years, his term would set to expire on 10/17/2026

Chad Baker

- Appointed on 4/19/2010 – Official Term expired on 10/20/2015
- If his initial term were extended upon expiration date, his next term would have been set to expire on 10/20/2021. Since that date has already come and gone, we could look to extend his term another 6 years which would then expire on 10/20/2027

Kinney Ellis: (VACANT SEAT) – to be replaced by Susan Ojanen.

- Appointed on 5/17/2010 – Official Term Expired on 10/20/2015

Jerry Kirk: (No Action Needed)

- Appointed on 3/21/2019 – Official Term Set to expire on 1/31/2025

Luther Icenhour Jr.

- Appointed on 5/17/2010 – Official Term expired on 10/20/2015
- If his initial term were extended upon expiration date, his next term would have been set to expire on 10/20/2021. Since that date has already come and gone, we could look to extend his term another 6 years which would then expire on 10/20/2027

Larry Estep

- Appointed on 4/21/2014 – Official Term Expired on 4/20/2020
- If we were to reappoint and extend his term another 6 years, his term would set to expire on 4/20/2026

Joe Herron

- Appointed on 5/20/2013 – Official Term Expired on 5/20/2019
- If we were to reappoint and extend his term another 6 years, his term would set to expire on 5/20/2025

As of January 2022



Agenda subject voting report

011

Meeting name

Sullivan County Commission Feb 17 2022

2/17/2022

10 Confirmations & Appointments
Vote

Description

Appointment & Reappointments to Sullivan County Industrial Development Board

Chairman

Venable, Richard

Total vote result

Voting start time 6:23:44 PM
Voting stop time 6:24:04 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

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

Notaries to be elected February 17, 2022

BONNIE ALFORD	KRISTIN L. HOUSER
NATHAN LOUIS BALLEMBERGER	PATRICIA ANN HUBBARD
CAITLIN BARTON	ELISABETH L HUGHES
DAVID ALLEN BAYS JR.	JULIA IVES
KATHY ANN BELLAMY	KATRINA JOHNSON
TENESIA BERRY	LISA KETRON
MELISSA BLAYLOCK	JEFFREY MARSHALL
SHERRY W BRADLEY	LESLIE MASON
THERESA B BROOKS	ZACHARY MATTERAZZO
TAYLOR NOELLE BYER	REBEKAH NICOLE MCCOY
MISTY CARTER	AMY MITCHELL
MICHAEL SHANE CLARK	SHERRY B. MULLINS
AMY L COLLINS	CHAD TIMOTHY PARKER
AYLITTA COLLINS	CHRISTIAN PHELPS
MARIA H. CONKIN	VICKI ROSS
SHEILA ANN COX	PENNY L SLAUGHTER
ANGELA D CRAWFORD	MICHELLE W SNYDER
MICHAEL F DONADIO	SAMANTHA R SPENCER
CAROL A DONADIO	BRITTANY L SULLIVAN
MONA DOTSON	PATRICIA TARTE
CHARLES W. DYER	CANDICE ALEI TEMPLETON
GREG EASTERLING	NAT HAYNES THOMAS
MARY ELIZABETH ELLIOTT	BECKY VEST
JAMES EDWARD FLOYD	PHYLLIS A. WATKINS
CHRISTI A. GUNNELS-GARRETT	GEORGE WILLIAMS
VICKY HARRISON	CAROL YATES
TERESA HERRING	ERIN HYDE YATES
RICHARD E. HOPSON	

PERSONAL SURETY
 10,000.00

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

19 YES, 5 ABSENT

STATE OF TENNESSEE
COUNTY OF SULLIVAN

APPROVAL OF NOTARY

SURETY BONDS

February 17, 2022

Name of Notary	Personal Surety	Personal Surety
Gary Lee Boyd	Michael Boyd	Christopher Ellis
Peggy H Rasnake	Jackie Daniels	Neesha Shah

UPON MOTION MADE BY COMM. COLE 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.

19 YES, 5 ABSENT

Agenda subject voting report

014

Meeting name

Sullivan County Commission Feb 17 2022

2/17/2022

15 February 2022
Vote

Description

Approval of Notary Publics

Chairman

Venable, Richard

Total vote result

Voting start time 6:27:35 PM

Voting stop time 6:27:56 PM

Voting configuration Vote

Voting mode Open

Vote result

Yes	19
Abstain	0
No	0
Total Present	19
Absent	5

Group voting result

Group	Yes	Absent
No group	19	0
Total result	19	5 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

February 17, 2022

PLEASE PRINT INFORMATION

Please check the box to the right of your name if your comments pertain to property being considered for REZONING.

Name	Street Address	City	✓
✓ 1 Christy Robb	116 Allison Imbers Rd	Piney Flats	
✓ 2 Dennis Deese	1035 Austin Ridge Ct	Piney Flats	
✓ 3 John Rose	257 Carver Rd Br		
✓ 4 Paula Winney	A voice for PETS 209 Lewis Rd	Bluff City	
✓ 5 Tom Nelson	504 Pussio Dr	Kubersburg	
✓ 6 RAEI Ruckelshaus	2000 Crown Circle	Bristol	
✓ 7 Jim Heinrich	10000 Hickory Ridge Ct	Piney Flats	
✓ 8 James	2000 2000	Bristol	
✓ 9 Jeffery Salyers	215 Reedy Creek Rd	Blairstown	
✓ 10 Dan Jones	3412 Highway 100	Bluff City, Tenn	
✓ 11			
✓ 12			

Sullivan County
Board of County Commissioners
242nd Annual Session

Item 1
 No. 2022-01-02

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of February 2022.

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

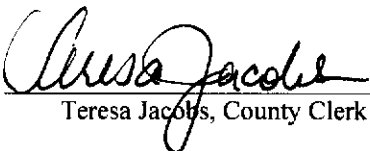
WHEREAS, the rezoning petition(s) have been duly initiated; have been before the appropriate Regional Planning Commission (recommendations enclosed); and shall receive a public hearing as required prior to final action from the County Commission; and

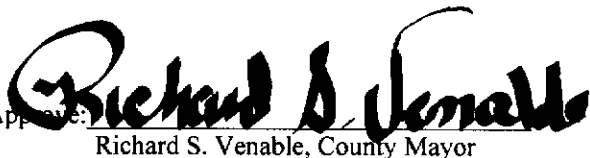
WHEREAS, such rezoning petition(s) and/or the proposed text amendment(s) will require an amendment to the SULLIVAN COUNTY ZONING PLAN – Zoning Map or Zoning Resolution.

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 17th February 2022.

Attest: 
 Teresa Jacobs, County Clerk

Approved: 
 Richard S. Venable, County Mayor

Introduced by: Commissioner Darlene Calton

Seconded by: Commissioner John Gardner

2022-01-02 ACTIONS: 02/17/22 Approved 19 Yes, 5 Absent



Agenda subject voting report

017

Meeting name

Sullivan County Commission Feb 17 2022

2/17/2022

20 Zoning Resolution
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 7:07:17 PM

Voting stop time 7:07:36 PM

Voting configuration Vote

Voting mode Open

Vote result

Yes	19
Abstain	0
No	0
Total Present	19
Absent	5

Group voting result

Group	Yes	Absent
No group	19	0
Total result	19	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

Agenda subject voting report

Meeting name

Sullivan County Commission Feb 17 2022

2/17/2022

21 Zoning Amendment
Vote

Description

Applicant # 1

Jeff & Julie Holt

Chairman

Venable, Richard

Total vote result

Voting start time 7:11:21 PM
Voting stop time 7:11:36 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

Meeting name

Sullivan County Commission Feb 17 2022

2/17/2022

22 Zoning Amendment
Vote

Description

Applicant # 2

Joseph & Eloise Thomas

Chairman

Venable, Richard

Total vote result

Voting start time 7:14:04 PM
Voting stop time 7:14:20 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

Meeting name

Sullivan County Commission Feb 17 2022

2/17/2022

23 Zoning Amendment
Vote

Description

Zoning Text Amendment: Renewable Energy for Commercial Production & Resale

Chairman

Venable, Richard

Total vote result

Voting start time 7:28:11 PM

Voting stop time 7:28:29 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 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 _____ 2022.

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; 11/18/21 Deferred; 12/14/21 Deferred; 01/20/22 Deferred; 02/17/22 Withdrawn by Sponsor



Sullivan County
Board of County Commissioners
241st Annual Session

Item 3
 No. 2021-12-117
 AMENDED

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 14th day of December 2021.

RESOLUTION TO: Adopt Animal Care Standards and Animal Restraint Standards

WHEREAS, TCA.5-1-120 Power to Regulate Stray Animals in Counties, by resolution of their respective Legislative bodies, may license and regulate dogs and cats, establish and operate shelters and other animal control facilities, and regulate, capture, impound and dispose of stray dogs, cats and other stray animals.

WHEREAS, T.C.A. 5-1-121 Enforcement of county rules. Counties, by resolution of their respective legislative bodies, may establish monetary penalty not to exceed five hundred dollars (\$500) for each violation of a rule or regulation that the county legislative body is authorized to adopt. Acts 1995

WHEREAS, T.C.A.5-1-123 General Sessions court is empowered to enforce county rules. The General Sessions Court or Court exercising the powers of a general session court in any County has jurisdiction of matters related to 5-1-118-5-1-123 and has the power to enforce regulations and resolutions by which counties may exercise authority under this part. In the event of a conflict between regulation or a resolution of a county, such conflict shall be resolved in favor of the county with respect to persons and property within Sullivan County. Acts 1995

WHEREAS, establishing regulations for standards in animal care inside Sullivan County Tennessee is a step in improving the quality of life for dogs, cats and animals and promoting safe neighborhoods and a positive quality of life for citizens and visitors.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby adopts the following animal care standards to ensure that our precious animals are cared for. (See Attached)

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 _____ 2022.

Attest: _____
 Teresa Jacobs, County Clerk

Approve: _____
 Richard S. Venable, County Mayor

Sponsored by: Commissioner: Mark A. Vance

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

2021-12-117 COMMISSION ACTION: 12/14/21 1st Reading; 01/20/22 Deferred;



Attachment amended by sponsor 2/17/22; Commissioner Hutton made a motion to table until more work can be done on the resolution in terms of clarification of some of the language. Second by Commissioner Broughton. Motion adopted by Roll Call Vote. 14 Yes, 6 No, 4 Absent.

At the conclusion of the meeting, Comm. Jones made a motion to lift resolution from the table. Second by Comm. Gardner. A Roll Call Vote was taken and Failed 8 Yes, 11 No, 5 Absent

No. 2021-12-117

Sullivan County Tennessee Animal Care Ordinance

(Dogs and Cats Only)

1. "SHELTER" (1) The shelter must be four-sided and ventilated with an entrance on one side, a roof, and solid floor that is in good repair and allows the dog to remain dry and maintain a normal body temperature; (2) The dimensions of the entrance and structure must allow each dog present to enter, stand, turn around and lie down in a normal manner, whether in the same structure or providing multiple structures, and protect the dog from adverse weather and direct sunlight; and (3) During cold weather, the structure must contain bedding material that is sufficient to promote the retention of body heat and during summer months a separate natural or artificial shaded area must be available outside of the structure and accessible by the dog(s). The shelter requirement shall not be the space under buildings, decks, steps, or open crates and carriers designed for temporary housing unless modified to meet the requirements.

2. "EXTREME WEATHER" A dog is not to be left outside in any weather situation that includes excessive heat > 90 degrees, excessive cold < 32 degrees, and/or periods of severe thunderstorms, hail, tornadoes, flooding or excessive mud.

3. "MICROCHIP" In lieu of pet registration, all dogs and cats adopted from, or reclaimed from, the Animal Shelter of Sullivan County are required to be microchipped.

~~4. "RESTRAINT" Beginning July 1, 2023, no dog is allowed to be chained, restrained or left unattended. Fenced enclosures shall be of adequate space/size based on the size of the dog.~~

5. "SPAY OR NEUTER" All dogs are required to be spayed or neutered before adoption from the Animal Shelter of Sullivan County. A dog that animal control finds RUNNING AT LARGE (T.C.A. 44-8-408), after a three day "stray hold" period, is subject to spay or neuter, at the dog owners expense, before being returned to the pet owner.

6. "VACCINATIONS" All animals over 6 months, adopted from the Animal Shelter of Sullivan County, are required to be current on rabies shots. If a dog owner cannot show proof of current rabies vaccination, the dog will be vaccinated at owner's expense before being returned to the owner.

7. "NUISANCE ANIMALS" It will be unlawful to keep or harbor a dog which barks, howls, or whines in an excessive or untimely fashion which prohibits the peaceful, quiet enjoyment of any residence.

REPLACES #4 above:

4. "RESTRAINT" Beginning January 1, 2023, no dog is allowed to be chained or restrained and left unattended. Fenced enclosures shall be of adequate space/size based on the size of the dog.



MOTION TO TABLE RESOLUTION #2021-12-117

Commissioner Hutton made a motion to table until further work can be done on the resolution in terms of clarification of some of the language. Second by Comm. Broughton.

Motion carried 14 Yes, 6 No, 4 Absent

		Absent	Yes	No	Abstain
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		4	14	6	0
		Absent	Yes	No	Abstain

MOTION TO LIFT RESOLUTION #2021-12-117 FROM THE TABLE

Commissioner Jones made a motion to lift Resolution #2021-12-117 from the table.

Second by Commissioner Gardner

Motion failed 8 Yes, 11 No, 5 Absent

		Absent	Yes	No	Abstain
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	8	11	0
		Absent	Yes	No	Abstain

Sullivan County
Board of County Commissioners
241st Annual Session

Item 4
 No. 2021-12-118

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 14th day of December 2021.

RESOLUTION TO PURCHASE THE INTERESTS RETAINED BY THE SULLIVAN COUNTY BOARD OF EDUCATION FOR THE BLOUNTVILLE ELEMENTARY & MIDDLE SCHOOL PROPERTY

WHEREAS, the Sullivan County School Board retains certain interests in the Blountville Elementary & Middle School property and has declared said property as surplus property; and

WHEREAS, Sullivan County has a need for portions of the property to secure areas for storage of county records as prescribed by state statute; and

WHEREAS, there is also a desire of the community to have space available for community purposes including recreation and other activities; and

WHEREAS, the property was appraised by William A. Miller, A Certified General Real Estate Appraiser on September 28, 2021, and valued at \$1,157,000.00 (one million one hundred fifty-seven thousand dollars); and,

WHEREAS, upon purchase of the property, the County will have a need to raze unnecessary buildings; and

WHEREAS, the ownership of approximately 12.25[±] acres is in dispute and the purchase would nullify the need for litigation to determine rightful ownership.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby authorize, County Mayor, Richard S. Venable, to offer \$400,000.00 (four hundred thousand dollars) to the Sullivan County Board of Education for all their interest in said property as set out on the map dated July 29, 2021, prepared by John R. Mize, Surveyor.

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 _____ 2022.

Attest: _____
 Teresa Jacobs, County Clerk

Approve: _____
 Richard S. Venable, County Mayor

Sponsored by: Commissioner: Joyce Crosswhite

Prime Co-Sponsor(s): Commissioner: Tony Leonard

2021-12-118 COMMISSION ACTION: 12/14/21 1st Reading; 01/20/22 Deferred;
 02/17/22 Deferred



Sullivan County
Board of County Commissioners
242nd Annual Session

Item 5
 No. 2022-01-02

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 20th day of January 2022.

RESOLUTION TO SUPPORT THE INSTALLATION OF A MEMORIAL FOR VICTIMS OF VIOLENT CRIMES AT THE SULLIVAN COUNTY JUSTICE CENTER

***WHEREAS, Hope for Victims* is a non-profit organization comprised of friends and family members of local residents who lost their lives due to the homicidal actions of another person; and,**

***WHEREAS, Hope for Victims* has raised money and will cover 100% of the cost to furnish and install a memorial at the Sullivan County Justice Center which will allow friends and family to permanently recognize their loved one who lost their life due to these tragic circumstances.**

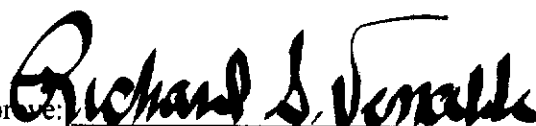
NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby supports *Hope for Victims* in their effort to recognize the victims of homicide and hereby agree that the Sullivan County Justice Center is an appropriate place to designate the installation for such a memorial.

BE IT FURTHER RESOLVED that no Sullivan County taxpayer dollars will be used for this memorial.

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 17th day of February, 2022.

Attest: 
 Teresa Jacoby, County Clerk

Approved: 
 Richard S. Venable, County Mayor

Sponsored by: Commissioner Hunter Locke

Prime Co-Sponsor(s): Commissioner Tony Leonard

2022-01-02 COMMISSION ACTION: 01/20/22 Deferred; 02/17/22 Approved on Waiver of Rules 20 Yes, 4 Absent



Agenda subject voting report

029

Meeting name

Sullivan County Commission Feb 17 2022

2/17/2022

35 OLD BUSINESS Item 5 Resolution No. 2022-01-02 Sponsors:Locke/ Leonard
Vote

Description

RESOLUTION TO SUPPORT THE INSTALLATION OF A MEMORIAL
FOR VICTIMS OF VIOLENT CRIMES AT THE SULLIVAN COUNTY
JUSTICE CENTER

Chairman

Venable, Richard

Total vote result

Voting start time 7:49:18 PM
Voting stop time 7:49:37 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

Sullivan County
Board of County Commissioners
242nd Annual Session

Item 6
 No. 2022-01-05

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 20th day of January 2022.

RESOLUTION TO DESIGNATE THE \$10,000,000 OF THE ARP ALLOWANCE FOR LOST REVENUE TO THE FUNDING OF THE JAIL CONSTRUCTION PROJECT

WHEREAS, Sullivan County has committed to construction of additional correctional facilities at a projected cost of \$91,307,364.97, resulting in a projected need of an additional \$13,465,806.63 to complete the project; and,

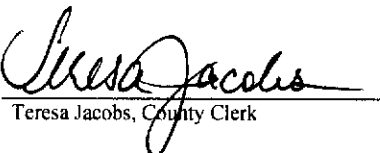
WHEREAS, the ARP funds final rules allows for Sullivan County to take a standard allowance of \$10,000,000 from these funds to replace lost revenues; and,

WHEREAS, the County has many needs for these funds but the completion of the funding for the correctional facilities is of the utmost importance to the county currently.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approve the designation of \$10,000,000 for the Jail Construction Project. (Account codes to be assigned by the County Finance Department.)

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 17th day of February, 2022.

Attest: 
 Teresa Jacobs, County Clerk

Approved: 
 Richard S. Venable, County Mayor

Sponsored by: Commissioner Mark Vance

Prime Co-Sponsor(s): Commissioners Dwight King, David Akard III, Todd Broughton, Darlene Calton, Larry Crawford, Joyce Crosswhite, John Gardner, Hershel Glover, Randy Morrell, Sam Jones, everyone voting in the affirmative.

2022-01-05 COMMISSION ACTION: 01/20/22 1st Reading; 02/17/22 Approved on Waiver of Rules 20 Yes, 4 Absent

01-20-22 Comm. Glover made a motion to go thru the list of requests for covid funds tonight and prioritize the items to be spent using the covid funds. 2nd by Comm. Crawford. Voice vote was taken and approved 14 Yes, 8 No, 2 Absent. After much discussion, Sponsor then stated the resolution was on 1st Reading. Comm. Glover then withdrew his motion to prioritize list



and leave it up to Mayor to have a special called meeting to review and prioritize the list.

UPDATE: A Called County Commission meeting was held on January 31, 2022 in which it was voted on and approved to allow Finance Director Larry Bailey to move forward in filing the list of requests with the State for approval under America Resue Plan Act.



Agenda subject voting report

032

Meeting name

Sullivan County Commission Feb 17 2022

2/17/2022

36 OLD BUSINESS Item 6 Resolution No. 2022-01-05 Sponsors:Vance/ King
Vote

Description

RESOLUTION TO DESIGNATE THE \$10,000,000 OF THE ARP
ALLOWANCE FOR LOST REVENUE TO THE FUNDING OF THE JAIL
CONSTRUCTION PROJECT

Chairman

Venable, Richard

Total vote result

Voting start time 7:58:54 PM
Voting stop time 7:59:08 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	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
242nd Annual Session

Item 7
 No. 2022-01-07
 AMENDED

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 20th day of January 2022.

RESOLUTION TO MAKE APPROPRIATIONS FOR EQUIPMENT TO BE PURCHASED WITH FUNDING OBTAINED THROUGH THE AMERICAN RESCUE PLAN ACT

WHEREAS, U.S. Congress passed the "American Rescue Plan Act" of 2021 providing funds for local fiscal recovery to counties and cities; and,

WHEREAS, local governments have until December 31, 2024, to spend the funds; and,

WHEREAS, Sullivan County wishes to be a good steward of the funds which if delayed could impact future tax rates and possibly cause increases at a later time; and

WHEREAS, additionally various industries throughout the nation are being affected by shortages so the need to order the equipment listed below is of the utmost urgency.

~~**NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby authorize the purchase of the following equipment with funds made available through the American Rescue Plan Act:**~~

County Buildings Replacing HVAC systems 40+ years old	\$ 5,219,753
EMS Ambulances	\$ 1,250,000
<hr/>	
Solid Waste Building/Location Expansion Fleet Upgrade: Front Loader	
Road Tractor, Aluminum Trailers, Dumpster Carrier Truck, Roll Off	
Truck, Bailer	\$ 5,054,000

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby authorizes the Finance Director and Purchasing Agent to move forward in vetting and making purchases (confirming Prices) of the following request to be funded through the American Rescue Plan Act:

PER THE ATTACHED LIST

BE IT FURTHER RESOLVED that any request disallowed upon vetting shall be reported back to this body for further action.



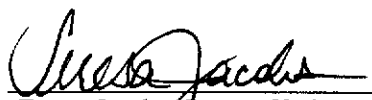
No. 2022-01-07

BE IT FURTHER RESOLVED that the Board of Commissioners authorize the above equipment to be requisitioned by Kris Davis, Sullivan County Purchasing Agent as soon as possible and that Larry Bailey, Director of Finance, be authorized to begin the process of qualifying the items for state approval and funding so that all deadlines/terms of said Act are met in a timely manner.

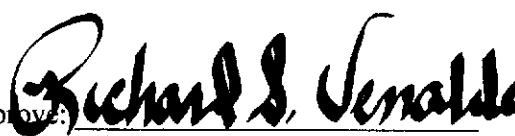
This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Duly passed and approved this 17th day of February, 2022.

Attest:


Teresa Jacobs, County Clerk

Approved:


Richard S. Venable, County Mayor

Sponsored by: Commissioner John Gardner

Prime Co-Sponsor(s): Commissioner Darlene Calton, all voting in the affirmative.

2022-01-07 COMMISSION ACTION: 01/20/22 1st Reading; 2/17/22 Resolution attachment added by sponsor; Approved as amended 19 Yes, 1 Abstain, 4 Absent



ARPA GRANT
LIST OF REQUEST
2/17/2022

Department	Page	Description	ARPA Category	Amount Requested	Contact
Circuit Court	1	Electronic Filing System	1. Public Health	\$ 77,614.00	Bobby Russell
Chancery Court	1	Electronic Filing System	1. Public Health	\$ 25,972.25	Katie Priester
Planning & Codes	1	Electronic Communication Portal	1. Public Health	\$ 75,000.00	Ambre Torbett
Justice Center - Criminal Court & Grand Jury	1	Jury Training/Orientation Videos	1. Public Health	\$ 12,000.00	Susan Russell
Circuit Court	2	Air Purifier System for courtrooms, clerk's office & common waiting areas	1. Public Health	\$ 55,699.00	Bobby Russell
County Buildings	2	Equipment - HVAC replacing 40+ year old systems	1. Public Health	\$ 5,219,753.00	Cindy Stewart
County Clerk	3	(3) Office Work Stations Community Kiosks Kingsport Drive-Thru Drawer Upgrade	1. Public Health	\$ 50,000.00	Teresa Jacobs
Property Assessor	3	Office remodel to accomodate CDC recommendations for work space distancing & limit exposure to general public	1. Public Health	\$ 2,000,000.00	Donna Whitaker

ARPA GRANT
LIST OF REQUEST
2/17/2022

Department	Page	Description	ARPA Category	Amount Requested	Contact
County Coroner	4	Vehicle expenses & Payroll	1. Public Health	\$ 96,000.00	Hunter Locke
EMS	4	(2) Utility Vehicles	1. Public Health	\$ 86,000.00	Jim Perry
EMS	4	(5) Ambulances	1. Public Health	\$ 1,250,000.00	Jim Perry
EMS	4	Autopulse/Mechanical CPR, Active Shooter PPE, Ventilators, Turnout Gear	1. Public Health	\$ 365,000.00	Jim Perry
VFD & Rescue	4	Emergency Medical Equipment	1. Public Health	\$ 1,450,000.00	David Taylor
Sheriff	5	Training Facility & Shooting Range	1. Public Health	\$ 1,000,000.00	Jeff Cassidy
School - Sullivan East HS	-	Connect HS to sewer	5. Infrastructure	\$ 1,073,000.00	Evelyn Rafalowski
Solid Waste	6	Building/Location Expansion Fleet upgrade, Front Loader, Road Tractor, aluminum trailers, dumpster carrier truck, roll-off truck, baler	2. Negative Economic Impacts	\$ 5,054,000.00	Mark Torbett

ARPA GRANT
LIST OF REQUEST
2/17/2022

Department	Page	Description	ARPA Category	Amount Requested	Contact
Highway	-	Paving Projects previously put on hold due to Pandemic	5. Infrastructure	\$ 1,000,000.00	Scott Murray
Animal Shelter	-	Paving Project - two-lane drive thru to accomodate vaccine clinic & larger vehicles that transport specialized equipment	1. Public Health	\$ 39,424.50	Brandi Perkey
Employees	-	Bonus Pay	4. Premium Pay	\$ 1,386,354.00	Richard Venable
COUNTY/VFD/RESCUE - TOTAL:				\$ 20,315,816.75	
Total Grant less Revenue Loss: \$10,000,000.00				\$ 20,757,243.00	

Agenda subject voting report

038

Meeting name

Sullivan County Commission Feb 17 2022

2/17/2022

37 OLD BUSINESS Item 7 Resolution No. 2022-01-07 Sponsors: Gardner/ Calton
Vote

Description

RESOLUTION TO MAKE APPROPRIATIONS FOR EQUIPMENT TO BE
PURCHASED WITH FUNDING OBTAINED THROUGH THE AMERICAN
RESCUE PLAN ACT

Chairman

Venable, Richard

Total vote result

Voting start time 8:04:20 PM
Voting stop time 8:04:36 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	0/4

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
242nd Annual Session

Item 8
 No. 2022-02-08

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of February 2022.

RESOLUTION TO Authorize Purchasing Agent to Enter Into a Lease of Copiers for the Sullivan County Health Department.

WHEREAS, Sullivan County is a political subdivision of the State of Tennessee and is duly organized and existing pursuant to the Constitution and laws of the State of Tennessee; and

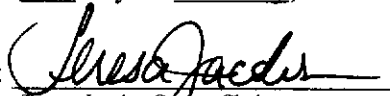
WHEREAS, pursuant to applicable law, the Board of Commissioners of Sullivan County is authorized to acquire, dispose of and encumber real and personal property, including, without limitation, rights and interest in property, leases, and easement necessary to the functions or operations of Sullivan County; and

WHEREAS, the Board of Commissioners hereby finds and determines that the execution of a lease agreement in the total amount not to exceed \$1,711.60 for the purpose of acquiring equipment (copiers & paper management software) is appropriate and necessary to the functions and operations of Sullivan County Health Department.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the Purchasing Agent acting on behalf of Sullivan County, to execute a lease for copiers in an amount not to exceed \$102,696.00 to be paid in equal monthly installments of \$1,711.60 over a 60-month period with Konica Minolta Business Solutions U.S.A., Inc.

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 17th day of February, 2022.

Attest: 
 Teresa Jacobs, County Clerk

Approved: 
 Richard S. Venable, County Mayor

Sponsored By: Commissioner Hunter Locke

Co-Sponsor(s): Commissioner John Gardner, Commissioner Akard

2022-02-08 ACTIONS: 02/17/22 Approved 20 Yes, 4 Absent



Agenda subject voting report

040

Meeting name

Sullivan County Commission Feb 17 2022

2/17/2022

38 NEW BUSINESS Item 8 Resolution No 2022-02-08 Sponsors:Locke/ Gardner
Vote

Description

RESOLUTION TO Authorize Purchasing Agent to Enter Into a Lease of Copiers for the Sullivan County Health Department

Chairman

Venable, Richard

Total vote result

Voting start time 8:26:12 PM
Voting stop time 8:26:27 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	84

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
242nd Annual Session

Item 9
 No. 2022-02-09

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of February 2022.

RESOLUTION TO amend Sullivan County Regional Health Department budget for the Tobacco Prevention and Control Contract in the amount of \$10,000, the Public Health Emergency Preparedness Contract in the amount of \$23,808.90 and the Family Planning Contract in the amount of \$140,200.

WHEREAS, the Sullivan County Regional Health Department has received additional grant funding from the State of Tennessee in the amount of \$165,008.90; and

WHEREAS, these funds are 100% funded by the State of Tennessee; and

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes amending the health department budget as follows:

Appropriations-

55110.1170.300.126	Personal Services	\$6,400
55110.1170.400.126	Supplies & Materials	<u>\$3,600</u>
	Total	\$10,000
55110.1170.400.206	Supplies and Materials	<u>\$23,808.90</u>
	Total	\$23,808.90
55110.1170.300.	Contracted Services	\$100,000
55110.1170.400.	Supplies and Materials	<u>\$40,000</u>
	Total	\$140,000

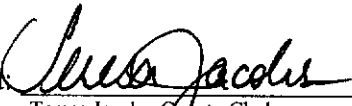
Revenue Sources-

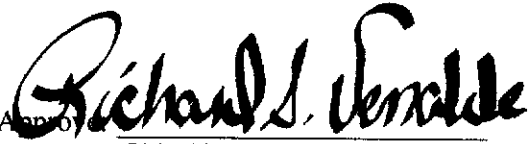
46980.1170.126	State of TN-Tobacco Prevention	\$10,000
47590.1170.206	State of TN-PHEP	\$23,808.90
47590.1170.	State of TN – FP Mobile	\$140,000

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 17th day of February, 2022.

Attest: 
Teresa Jacobs, County Clerk

Approved: 
Richard S. Venable, County Mayor

Sponsored By: Commissioner Hunter Locke

Co-Sponsor(s): Commissioner John Gardner

2022-02-09 ACTIONS: 2/17/22 Approved on Waiver of Rules 20 Yes, 4 Absent

NOTE: Item #9 and Item #13 are the same resolution. Chair ruled resolutions to be taken up together and voted on as one.



Agenda subject voting report

043

Meeting name

Sullivan County Commission Feb 17 2022

2/17/2022

39 NEW BUSINESS Item 9 Resolution No. 2022-02-09 Sponsors: Locke/ Gardner
Vote

Description

RESOLUTION TO amend Sullivan County Regional Health Department budget for the Tobacco Prevention and Control Contract in the amount of \$10,000, the Public Health Emergency Preparedness Contract in the amount of \$23,808.90 and the Family Planning Contract in the amount of \$140,200

Chairman

Venable, Richard

Total vote result

Voting start time 8:30:34 PM
Voting stop time 8:30:51 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

Sullivan County
Board of County Commissioners
242nd Annual Session

Item 10
No. 2022-02-10

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of February 2022.

RESOLUTION TO PLACE 25 MPH SPEED LIMIT SIGNS ON ISLEY ROAD

WHEREAS, Commissioner Todd Broughton requested 25 MPH Speed Limit signs be placed on Isley Road in the 6th Commission District; and,

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

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

**6th Commission District – Installation of 25 MPH Speed Limit
Signs
on Isley Road.**

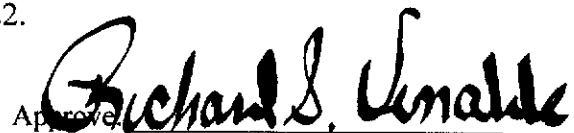
This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Duly passed and approved this 17th day of February, 2022.

Attest:


Teresa Jacobs, County Clerk

Approved:


Richard S. Venable, County Mayor

Sponsored by: Commissioner Todd Broughton

Prime Co-Sponsor(s): Commissioner Larry Crawford

2020-02-10 COMMISSION ACTION: Approved on Waiver of Rules 20 Yes, 4 Absent



No. 2020-02-10

SULLIVAN COUNTY
HIGHWAY DEPARTMENT
P.O. BOX 590
BLOUNTVILLE, TENNESSEE 37617

SCOTT MURRAY
HIGHWAY COMMISSIONER

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

RESOLUTION REQUEST REVIEW

DATE: 2-3-22

TO: Isley Rd

REQUEST MADE BY: Todd Broughton

SUBJECT: 25 MPH Speed limit

✓ COMMISSIONER DISTRICT Todd Broughton

LARRY CARL FORD

✓ APPROVED BY HIGHWAY DEPARTMENT

 DENIED BY HIGHWAY DEPARTMENT

COMMENT:

[Signature] 2-3-22
TRAFFIC COORDINATOR DATE

[Signature]
HIGHWAY COMMISSIONER DATE



Agenda subject voting report

046

Meeting name

Sullivan County Commission Feb 17 2022

2/17/2022

40 NEW BUSINESS Item 10 Resolution No. 2022-02-10 Sponsors:Broughton/ Crawford
Vote

Description

RESOLUTION TO PLACE 25 MPH SPEED LIMIT SIGNS ON ISLEY ROAD

Chairman

Venable, Richard

Total vote result

Voting start time 8:31:50 PM
Voting stop time 8:32:03 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

047

Meeting name

Sullivan County Commission Feb 17 2022

2/17/2022

Sullivan County
Board of County Commissioners
242nd Annual Session

Item 11
 No. 2022-02-11

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of February 2022.

RESOLUTION to transfer a 2005 Dodge Sprinter van to the Jonesborough Police Department.

WHEREAS, the Sullivan County Sheriff's Office was gifted a 2005 Dodge Sprinter van for SWAT Team use over ten years ago. The vehicle has been declared surplus and no longer serves a law enforcement purpose to Sullivan County. The vehicle is armored and is unable to be auctioned to the general public; and

WHEREAS, the vehicle can legally be transferred to another law enforcement agency; and

WHEREAS, the Jonesborough Police Department wishes to take possession of and use the van for a law enforcement purpose.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorize and approve the transfer of the 2005 Dodge Sprinter van to the Jonesborough Police Department.


WAIVER OF RULES REQUESTED

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

Approved this 17th day of February, 2022.

Attest:


 Teresa Jacobs, County Clerk


 Richard S. Venable, County Mayor

Sponsored By: Commission Michael Cole

Co-Sponsor(s): Commissioners Tony Leonard, Andrew Cross

2022-02-11 ACTIONS: 02/17/22 Approved on Waiver of Rules 19 Yes, 5 Absent



Agenda subject voting report

043

Meeting name

Sullivan County Commission Feb 17 2022

2/17/2022

41 NEW BUSINESS Item 11 Resolution No. 2022-02-11 Sponsors: Cole/ Leonard Waiver of Rules Requested
Vote

Description

RESOLUTION to transfer a 2005 Dodge Sprinter van to the Jonesborough Police Department

Chairman

Venable, Richard

Total vote result

Voting start time 8:33:13 PM
Voting stop time 8:33:31 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	19
Abstain	0
No	0
Total Present	19
Absent	5

Group voting result

Group	Yes	Absent
No group	19	0
Total result		19 y 5

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 ()				
Vance, Mark ()	X			
Woods, Doug ()				X

Sullivan County
Board of County Commissioners
242nd Annual Session

Item 12
No. 2022-02-12

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of February 2022.

RESOLUTION AUTHORIZING THE CITY OF KINGSPORT TO EXECUTE A CONCURRENCE AGREEMENT WITH THE STATE OF TENNESSEE REGARDING THE STATE'S DETERMINATION OF *DE MINIMIS* IMPACT TO THE OLD ROCK SPRINGS SCHOOL PROPERTY (NOW ROCK SPRINGS PARK) and AUTHORIZING THE CITY OF KINGSPORT TO TRANSFER NECESSARY RIGHT-OF-WAY AND EASEMENTS NECESSITATED BY THE STATE'S ROAD WIDENING PROJECT ALONG ROCK SPRINGS ROAD

WHEREAS, Sullivan County transferred property commonly known as old Rock Springs School to the City of Kingsport in 2010; and

WHEREAS, a revisionary clause in the deed stated that should Kingsport cease to provide and maintain said property to the community as recreational space that such property would automatically revert back to Sullivan County; and

WHEREAS, The Tennessee Department of Transportation intends to widen and do minor re-alignment along existing SR-347 (Rock Springs Road) from Cox Hollow Drive to Interstate 26 which will cross a small portion of said old Rock Springs School property; and

WHEREAS, The City of Kingsport requests approval from Sullivan County for the City to execute a Concurrence with the State's Determination of *De Minimis* impact upon the use of said property by such improvements to Rock Springs Road; and

WHEREAS, the location where right-of-way and easements are needed borders the southern edge of the old Rock Springs School, now Rock Springs Park, near the existing SR-347 (Rock Springs Road) roadway where no recreational uses have been identified and occurring; and

WHEREAS, it is expected that the State of Tennessee will seek conveyance or relevant right-of-way and easements upon and across the old Rock Springs School property (now Rock Springs Park) related to said improvements to Rock Springs Road;

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the City of Kingsport to execute a Concurrence with Determination of *De Minimis* Impact Agreement with the Tennessee Department of Transportation and does hereby authorize the City of Kingsport to transfer any and all necessary Right-of-Way and Easement across said old Rock Springs School (now Rock Springs Park) to the State as part of said improvements to Rock Springs Road.

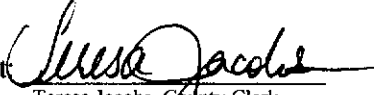


No. 2022-02-12

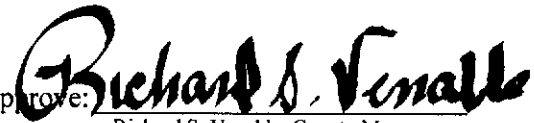
This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Approved this 17th day of February, 2022.

Attest


Teresa Jacobs, County Clerk

Approve:


Richard S. Venable, County Mayor

Sponsored By: Commissioner Darlene Calton

Co-Sponsor(s): Commissioner Colette George

2022-02-12 ACTIONS: 02/17/22 Approved on Waiver of Rules 19 Yes, 5 Absent



Agenda subject voting report

052

Meeting name

Sullivan County Commission Feb 17 2022

2/17/2022

42 NEW BUSINESS Item 12 Resolution No. 2022-02-12 Sponsors:Calton/ George
Vote

Description

RESOLUTION AUTHORIZING THE CITY OF KINGSPORT TO EXECUTE A CONCURRENCE AGREEMENT WITH THE STATE OF TENNESSEE REGARDING THE STATE'S DETERMINATION OF DE MINIMIS IMPACT TO THE OLD ROCK SPRINGS SCHOOL PROPERTY (NOW ROCK SPRINGS PARK) and AUTHORIZING THE CITY OF KINGSPORT TO TRANSFER NECESSARY RIGHT-OF-WAY AND EASEMENTS NECESSITATED BY THE STATE'S ROAD WIDENING PROJECT ALONG ROCK SPRINGS ROAD

Chairman

Venable, Richard

Total vote result

Voting start time 8:36:18 PM
Voting stop time 8:36:36 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	19
Abstain	0
No	0
Total Present	19
Absent	5

Group voting result

Group	Yes	Absent
No group	19	0
Total result		19

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			

Agenda subject voting report

053

Meeting name

Sullivan County Commission Feb 17 2022

2/17/2022

Name	Yes	Abstain	No	Absent
Stidham, Gary ()				X
Vance, Mark ()	X			
Woods, Doug ()				X

Sullivan County
Board of County Commissioners
242nd Annual Session

Item 13
 No. 2022-02-13

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of February 2022.

RESOLUTION TO amend Sullivan County Regional Health Department budget for the Tobacco Prevention and Control Contract in the amount of \$10,000, the Public Health Emergency Preparedness Contract in the amount of \$23,808.90 and the Family Planning Contract in the amount of \$140,200.

WHEREAS, the Sullivan County Regional Health Department has received additional grant funding from the State of Tennessee in the amount of \$165,008.90; and

WHEREAS, these funds are 100% funded by the State of Tennessee; and

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes amending the health department budget as follows:

Appropriations-

55110.1170.300.126	Personal Services	\$6,400
55110.1170.400.126	Supplies & Materials	<u>\$3,600</u>
	Total	\$10,000
55110.1170.400.206	Supplies and Materials	<u>\$23,808.90</u>
	Total	\$23,808.90
55110.1170.300.	Contracted Services	\$100,000
55110.1170.400.	Supplies and Materials	<u>\$40,000</u>
	Total	\$140,000

Revenue Sources-

46980.1170.126	State of TN-Tobacco Prevention	\$10,000
47590.1170.206	State of TN-PHEP	\$23,808.90
47590.1170.	State of TN - FP Mobile	\$140,000

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 17th day of February, 2022.

Attest:


 Teresa Jacobs, County Clerk


 Richard S. Venable, County Mayor

Sponsored By: Commissioner Hunter Locke
Co-Sponsor(s): Commissioner John Gardner

2022-02-13 ACTIONS: 2/17/22 Approved on Waiver of Rules 20 Yes, 4 Absent

NOTE: Item #9 and Item #13 are the same resolution. Chair ruled resolutions to be taken up together and voted on as one.



Sullivan County
Board of County Commissioners
242nd Annual Session

Item 14
 No. 2022-02-14

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of February 2022.

RESOLUTION TO CONTRACT WITH FIRST TENNESSEE DEVELOPMENT DISTRICT TO ADMINISTER ARP FUNDS FOR WATER DISTRICT IMPROVEMENTS WITHIN SULLIVAN COUNTY, TENNESSEE

WHEREAS, Sullivan County will receive American Rescue Plan (ARP) funds from the Federal government and it is Sullivan County's intent to use such funds to provide better water infrastructure, line extensions and system upgrades for water utility districts within Sullivan County; and

WHEREAS, the First Tennessee Development District (FTDD) has staff trained in grant administration involving procedures that must be followed when receiving federal funds; and

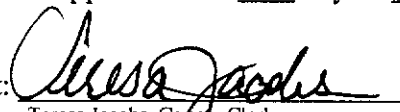
WHEREAS, FTDD will be responsible for performing and carrying out in a satisfactory and proper manner the disbursement of funds to water utilities within Sullivan County; in addition FTDD will oversee the application process; will ensure contracts are developed between Sullivan County and individual water utility districts; will follow state and local procurement guidelines for professional services and construction; will preview plans & specs; will attend bid openings; will issue bid awards; will attend all meetings involving project design, construction and change orders; will review applications for payment; will complete the reporting required for ARP funds; will maintain all documentation of expenditures; and will ensure projects are closed out properly and releases obtained.

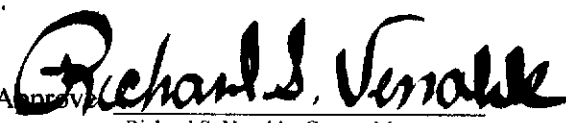
NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby authorizes Sullivan County Mayor, Richard S. Venable, to enter into a contract with First Tennessee Development District to administer American Rescue Plan funds for improvements to water utility districts throughout Sullivan County.

BE IT FURTHER RESOLVED that First Tennessee Development District will receive a fee of 3% of the grant amount for the administration on all grants received for these projects.

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 17th day of February, 2022.

Attest: 
 Teresa Jacobs, County Clerk

Approved: 
 Richard S. Venable, County Mayor

Sponsored by: Commissioner Gary Stidham

Prime Co-Sponsor(s): Commissioner Joyce Crosswhite, Commissioner Morrell added as co-sponsor as well as everyone voting in the affirmative.

2020-02-14 COMMISSION ACTION: 02/17/22 Approved 20 Yes, 4 Absent



Agenda subject voting report

Meeting name

Sullivan County Commission Feb 17 2022

2/17/2022

44 NEW BUSINESS Item 14 Resolution No. 2022-02-14 Sponsors: Stidham/ Crosswhite
Vote

Description

RESOLUTION TO CONTRACT WITH FIRST TENNESSEE
DEVELOPMENT DISTRICT TO ADMINISTER ARP FUNDS FOR WATER
DISTRICT IMPROVEMENTS WITHIN SULLIVAN COUNTY, TENNESSEE

Chairman

Venable, Richard

Total vote result

Voting start time 8:52:04 PM
Voting stop time 8:52:19 PM
Voting configuration Vote
Voting mode Open
Vote result

* Comm. Jones did not get vote
in before voting was cut off. He
wishes to vote yes.

Yes	18 20
Abstain	0
No	0
Total Present	18 20
Absent	8 4

Group voting result

Group	Yes	Absent
No group	19	0
Total result	18 20	8 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
242nd Annual Session

Item 15
 No. 2022-02-15

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of February 2022.

RESOLUTION TO APPROVE APPROPRIATING FUNDS FOR ADDITIONAL POSTAGE EXPENSES FOR COUNTY CLERK'S OFFICE

WHEREAS, in August 2021 the State of Tennessee informed Tennessee County Clerks the State would be changing the design of vehicle license plates which meant every Tennessean who owns a vehicle must receive a new plate in 2022; and,

WHEREAS, County Clerks currently collect \$5.00 per plate for postage on the renewals that are ordered online or through the mail and the \$5.00 fee goes into General Fund Account for the County Clerk; and,

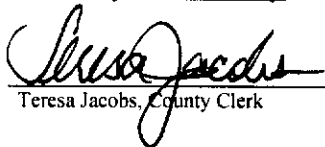
WHEREAS, due to the fact the decision was made to replace tags after the budgetary process was completed, it was unknown at the time to request an increase in funds to cover the cost of mailing the tags to customers; therefore, it is necessary to transfer additional funds to cover the cost of postage for mailing the new metal license plates.

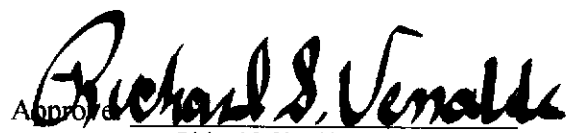
NOW, THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves appropriating ~~\$135,0000.00~~ \$135,000.00 from the General Fund to the County Clerk to cover unexpected postage expenses due to the issuance of new metal license plates. Account codes to be assigned by the Finance Director.

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 17th day of February, 2022.

Attest:


 Teresa Jacobs, County Clerk


 Richard S. Venable, County Mayor

Sponsored By: Commissioner Joyce Crosswhite

Co-Sponsor(s): Commissioner Michael Cole, Tony Leonard

2020-02-15 COMMISSION ACTION: 02/17/22 Sponsor amended to correct the dollar amount to \$135,000.00. Approved as amended on Waiver of Rules 20 Yes, 4 Absent



Agenda subject voting report

058

Meeting name

Sullivan County Commission Feb 17 2022

2/17/2022

45 NEW BUSINESS Item 15 Resolution No. 2022-02-15 Sponsors:Crosswhite/ Cole
Vote

Description

RESOLUTION TO APPROVE APPROPRIATING FUNDS FOR
ADDITIONAL POSTAGE EXPENSES FOR COUNTY CLERK'S OFFICE

Chairman

Venable, Richard

Total vote result

Voting start time 8:55:11 PM
Voting stop time 8:55:32 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			
Stames, Alicia ()	X			
Stidham, Gary ()				X
Vance, Mark ()	X			
Woods, Doug ()				X

Sullivan County
Board of County Commissioners
242nd Annual Session

Item 16
 No. 2022-02-16

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of February 2022.

RESOLUTION to Approve the Purchase of 100 Inmate Mattresses for the Sullivan County Jail Using Securus Tech Grant Funds.

WHEREAS, the current Securus Tech Grant fund balance is \$84,845.93; and

WHEREAS, the Sullivan County Jail desires to purchase 100 inmate mattresses for an estimated \$10,806 using these Tech Grant funds.


NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby authorize the Sullivan County Sheriff's Office to purchase the jail inmate mattresses for approximately \$10,806 from the Securus Tech Grant as recommended by the Sullivan County Sheriff's Office.

WAIVER OF RULES REQUESTED


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

Approved this 17th day of February, 2022.

Attest:


 Teresa Jacobs, County Clerk

Approved:


 Richard S. Venable, County Mayor

Sponsored By: Commissioner Hershel Glover

Co-Sponsor(s): Commissioner Dwight King

2020-02-16 COMMISSION ACTION: 02/17/22 Approved on Waiver of Rules 20 Yes, 4
 Absent



Chestnut Ridge Foam, Inc.
443 Warehouse Dr
PO Box 781
Latrobe PA 15650-3573
USA



Phone: 724-537-9000
Fax: 724-537-9003

Quote Number: 27705 REV: -

QUOTE

Page: 1 of 1

<p>Quote To: Lindsay Keese Sullivan County Sheriffs Office Central Receiving Attn: Frank Horne Jr 3411 Highway 126 Blountville TN 37617 USA</p> <p>Phone: 423.279.7500 x 283 lkeese@sco.sco.tn.com</p>	<p>Date: 1/28/2022 Expires: Reference: km Sales Person: Justin Head Approved by: Greg Bittner Terms: N30 FOB: Destination Freight: Prepay</p>
---	---

We submit the following quotation for your consideration.

SEE TERMS AND CONDITIONS ON THE OTHER SIDE

If client's terms and conditions include unknown requirements, we reserve the right to modify this quotation.

If paying by Discover, American Express, VISA, or MasterCard, a nominal fee will be necessary.

Notes:

1. Pricing is F.O.B. Blountville, TN 37617 based upon shipment of the specified quantities of mattresses at one time
2. Any deviation to the quantity will void the quotation and necessitate a revision to reflect the modified quantity
3. Further increases are on the horizon due to shortages in raw materials. The current pricing on this quotation is subject to change within the next 30 days, and without notice. As a result, we cannot honor an expiration date at this time, the date has been left blank for this reason.

Line	Part	Description	Qty	Unit Price	Extension Price
1	100G-007	CRF-100-3-W-L-a CR SAFGUARD (Medium) Mattress 3.000 x 25.000 x 75.000 Cover: Transparent Vinyl, box- style construction	100.00EA	108.06	10,806.00
		Quantity	Unit Price	Ext. Price	
		100.00 EA	108.06 /1	10,806.00	


Authorized Signature



Agenda subject voting report

061

Meeting name

Sullivan County Commission Feb 17 2022

2/17/2022

46 NEW BUSINESS Item 16 Resolution No. 2022-02-16 Sponsors:Glover/ King Waiver of Rules Requested
Vote

Description

RESOLUTION to Approve the Purchase of 100 Inmate Mattresses for the Sullivan County Jail Using Securus Tech Grant Funds

Chairman

Venable, Richard

Total vote result

Voting start time 8:57:29 PM
Voting stop time 8:57:51 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

Sullivan County
Board of County Commissioners
242nd Annual Session

Item 17
 No. 2022-02-17

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of February 2022.

RESOLUTION To Authorize the Sullivan County Purchasing Agent to enter into an agreement with Intervention Pro, LLC in Thompson Station, TN, to develop a software with support services, two years of support and licensing, and user training for the Sullivan County Sheriff's Office for the purposes of tracking employee training and performance using Securus Tech Grant Funds.

WHEREAS, the current Securus Tech Grant fund balance is ~~\$84,845.93~~ \$74,039.93 and


WHEREAS, the Sullivan County Sheriff's Office desires to purchase software for the purposes of tracking employee training and performance that includes user training and two years of support and licensing for an estimated \$13,000 using these Tech Grant funds.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby authorize the Sullivan County Purchasing Agent to execute an agreement with Intervention Pro, LLC for \$13,000 and approve the purchase of the software, support services, two years of licensing, and user training for \$13,000 from the Securus Tech Grant as recommended by the Sullivan County Sheriff's Office.

WAIVER OF RULES REQUESTED

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

Approved this 17th day of February, 2022.

Attest: 
 Teresa Jacobs, County Clerk


 Approved: Richard S. Venable, County Mayor

Sponsored By: Commissioner Hershel Glover

Co-Sponsor(s): Commissioner Dwight King

2020-02-17 COMMISSION ACTION: 02/17/22 Commissioner George made a motion to amend this resolution to reflect the accurate balance in the Securus Tech Grant Fund after the passage of Resolution #2022-02-16. Amendment accepted by Sponsor. Approved as amended on Waiver of Rules 20 Yes, 4 Absent



InterventionPro

InterventionPro, LLC.
 Make all checks payable to
 InterventionPro
 1006 Litchfield Court
 Thompsons Station, TN 37179
 615-394-3501
 FEIN: 20-8132043

DATE: 11/05/21
 INVOICE # 44505
 FOR: InterventionPro

Bill To:
 Sullivan County Sheriff's Office
 P.O. Box 589
 Blountville, TN
 ATTN: Jeff Cassidy

DESCRIPTION		AMOUNT	
Software and Services		Date	
InterventionPro Software (including setup and training)	Year 1	\$	6,500.00
InterventionPro Software	Year 2	\$	6,500.00
TOTAL		\$	13,000.00



Agenda subject voting report

Meeting name

Sullivan County Commission Feb 17 2022

2/17/2022

47 NEW BUSINESS Item 17 Resolution No. 2022-02-17 Sponsors:Glover/ King Waiver of Rules Requested
Vote

Description

RESOLUTION To Authorize the Sullivan County Purchasing Agent to enter into an agreement with Intervention Pro, LLC in Thompson Station, TN, to develop a software with support services, two years of support and licensing, and user training for the Sullivan County Sheriff's Office for the purposes of tracking employee training and performance using Securus Tech Grant Funds

Chairman

Venable, Richard

Total vote result

Voting start time 9:01:07 PM

Voting stop time 9:01:24 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			
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 Feb 17 2022

2/17/2022

Name	Yes	Abstain	No	Absent
Woods, Doug ()				X

Sullivan County
Board of County Commissioners
242nd Annual Session

Item 18
No. 2022-02-18

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of February 2022.

RESOLUTION AUTHORIZING THE INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF SULLIVAN TO NEGOTIATE AND ACCEPT FROM THE ROBINETTE COMPANY A MANUFACTURER LOCATED IN THE TRI-COUNTY INDUSTRIAL PARK, A PAYMENT-IN-LIEU OF TAX AGREEMENT (PILOT AGREEMENT) TO ENABLE THE COMPANY'S EXPANSION OF ITS FACILITIES AND MANUFACTURING

WHEREAS, the Industrial Development Board of the County of Sullivan (the "Board") is an industrial development corporation duly organized and existing under the provisions of Title 53 of Chapter 7, Tennessee Code Annotated (the "Act"); and

WHEREAS, The Robinette Company., proposes to expand its Piney Flats facility with additional facilities by making improvements, renovations and acquiring additional machinery at a worth more than fifteen million dollars; and,

WHEREAS, The Robinette Company, proposes to hire an additional 70 employees to accommodate its expansion; and

WHEREAS, The Robinette Company, proposes to enter a PILOT Agreement for a 7-year term with the provision that taxes be reduced by 75% in real property, and a 6-year term with the provision that the taxes be fully depreciated starting in year 1 in personal property pertaining to only the new expansion/investment; and

WHEREAS, The Sullivan County Industrial Development Board, at its regularly scheduled meeting, voted to recommend the Sullivan County Commission approve entering into a PILOT agreement with the company with the terms as stated.

WHEREAS, Tennessee Code Annotated Section 7-53-305(b) authorizes the Board of Sullivan County Commissioners to delegate to the Board the authority to negotiate and accept payments in lieu of ad valorem taxes upon the finding that such payments are deemed to be in furtherance of the public purposes of the Board, as defined in that Code Section.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, as follows:



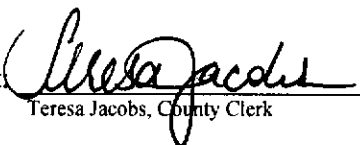
No. 2022-02-18


SECTION 1. The Board of County Commissioners of Sullivan County, Tennessee hereby finds that the negotiation and acceptance by the Board from The Robinette Company of payments in lieu of ad valorem taxes consistent with this resolution is deemed to be in furtherance of the public purposes of the Board as defined in Tennessee Code Annotated Section 7-53-305, and Sullivan County hereby delegates to the Board the authority to negotiate and accept such payments in lieu of ad valorem taxes from The Robinette Company.

SECTION 2. The Board is authorized to enter into a PILOT Agreement with The Robinette Company, as the Board may deem proper, which may not extend beyond a term of five (7) years and (6) years respectively, as the terms set out above as set forth in Tennessee Code Annotated Section 7-53-305(i);

SECTION 3. 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 17th day of February, 2022.

Attest: 
Teresa Jacobs, County Clerk

Approved: 
Richard S. Venable, County Mayor

Sponsored by: Commissioner Dwight King

Prime Co-Sponsor(s): Commissioner Hershel Glover

2020-02-18 COMMISSION ACTION: 02/17/22 Approved on Waiver of Rules 20 Yes, 4
Absent



Agenda subject voting report

Meeting name

Sullivan County Commission Feb 17 2022

2/17/2022

48 NEW BUSINESS Item 18 Resolution No. 2022-02-18 Sponsors:King/ Glover
Vote

Description

RESOLUTION AUTHORIZING THE INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF SULLIVAN TO NEGOTIATE AND ACCEPT FROM THE ROBINETTE COMPANY A MANUFACTURER LOCATED IN THE TRI-COUNTY INDUSTRIAL PARK, A PAYMENT-IN-LIEU OF TAX AGREEMENT (PILOT AGREEMENT) TO ENABLE THE COMPANY'S EXPANSION OF ITS FACILITIES AND MANUFACTURING

Chairman

Venable, Richard

Total vote result

Voting start time 9:13:01 PM
Voting stop time 9:13:17 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			

Agenda subject voting report

Meeting name

Sullivan County Commission Feb 17 2022

2/17/2022

Name	Yes	Abstain	No	Absent
Woods, Doug ()				X

Sullivan County
Board of County Commissioners
242nd Annual Session

Item 19
No. 2022-02-19

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of February 2022.

RESOLUTION AUTHORIZING THE INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF SULLIVAN TO NEGOTIATE AND ACCEPT FROM GOESSLING USA, INC., A MANUFACTURER LOCATED IN THE TRI-COUNTY INDUSTRIAL PARK, A PAYMENT-IN-LIEU OF TAX AGREEMENT (PILOT AGREEMENT) TO ENABLE THE COMPANY'S EXPANSION OF ITS FACILITIES AND MANUFACTURING

WHEREAS, the Industrial Development Board of the County of Sullivan (the "Board") is an industrial development corporation duly organized and existing under the provisions of Title 53 of Chapter 7, Tennessee Code Annotated (the "Act"); and

WHEREAS, Goessling USA, INC., proposes to expand its Piney Flats facility with additional facilities by making improvements, renovations and acquiring additional machinery at a worth of three million dollars; and,

WHEREAS, Goessling USA, INC., proposes to hire an additional twenty-nine employees to accommodate its expansion; and

WHEREAS, Goessling USA, INC., proposes to enter a PILOT Agreement for a five-year term with the provision that taxes be reduced by 50% in real property pertaining to only the new expansion/investment; and

WHEREAS, The Sullivan County Industrial Development Board, at its regularly scheduled meeting, voted to recommend the Sullivan County Commission approve entering into a PILOT agreement with the company with the terms as stated.

WHEREAS, Tennessee Code Annotated Section 7-53-305(b) authorizes the Board of Sullivan County Commissioners to delegate to the Board the authority to negotiate and accept payments in lieu of ad valorem taxes upon the finding that such payments are deemed to be in furtherance of the public purposes of the Board, as defined in that Code Section.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, as follows:

SECTION 1. The Board of County Commissioners of Sullivan County, Tennessee hereby finds that the negotiation and acceptance by the Board from Goessling USA, INC., of payments in lieu of ad valorem taxes consistent with this resolution is deemed to be in furtherance of the




No. 2022-02-19

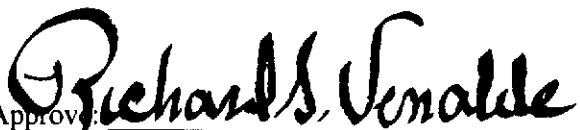
public purposes of the Board as defined in Tennessee Code Annotated Section 7-53-305, and Sullivan County hereby delegates to the Board the authority to negotiate and accept such payments in lieu of ad valorem taxes from Goessling USA, INC.

SECTION 2. The Board is authorized to enter into a PILOT Agreement with Goessling USA, INC., as the Board may deem proper, which may not extend beyond a term of five (5) years, as the terms set out above as set forth in Tennessee Code Annotated Section 7-53-305(i);

SECTION 3. 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 17th day of February, 2022.

Attest: 
Teresa Jacobs, County Clerk

Approved: 
Richard S. Venable, County Mayor

Sponsored by: Commissioner Hershel Glover

Prime Co-Sponsor(s): Commissioner Dwight King

2020-02-19 COMMISSION ACTION: 02/17/22 Approved on Waiver of Rules 20 Yes, 4
Absent



Agenda subject voting report

Meeting name

Sullivan County Commission Feb 17 2022

2/17/2022

49 NEW BUSINESS Item 19 Resolution No. 2022-02-19 Sponsors:Glover/ King
Vote

Description

RESOLUTION AUTHORIZING THE INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF SULLIVAN TO NEGOTIATE AND ACCEPT FROM GOESSLING USA, INC., A MANUFACTURER LOCATED IN THE TRI-COUNTY INDUSTRIAL PARK, A PAYMENT-IN-LIEU OF TAX AGREEMENT (PILOT AGREEMENT) TO ENABLE THE COMPANY'S EXPANSION OF ITS FACILITIES AND MANUFACTURING

Chairman

Venable, Richard

Total vote result

Voting start time 9:26:12 PM
Voting stop time 9:26:27 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			

Agenda subject voting report

Meeting name

Sullivan County Commission Feb 17 2022

2/17/2022

Name	Yes	Abstain	No	Absent
Woods, Doug ()				X

Sullivan County
Board of County Commissioners
242nd Annual Session

Item 20
No. 2022-02-20

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of February 2022.

RESOLUTION APPROPRIATING FUNDS FOR SULLIVAN COUNTY ECONOMIC DEVELOPMENT'S ONGOING LAND DEVELOPMENT & ACQUISITION ACTIVITIES TO FUND THE PRELIMINARY ENGINEERING REPORTS REQUIRED FOR THE ORGANIZATION TO SEEK GRANT MONIES TO IMPROVE THE PROPERTIES FOR ECONOMIC DEVELOPMENT PURPOSES.

WHEREAS, the Industrial Development Board of the County of Sullivan (the "Board") is an industrial development corporation duly organized and existing under the provisions of Title 53 of Chapter 7, Tennessee Code Annotated (the "Act"); and

WHEREAS, The Industrial Development Board of Sullivan County, Tennessee, with monies from the sale of County owned Tri-County Industrial Park properties, established an economic development

sub-fund (Account #58120-700 Subfund 021) for the purpose of funding economic development projects in Sullivan County and has a remaining balance of \$293,500

WHEREAS, since its creation, the IDB through the economic development subfund, has participated

in the funding of several economic development related projects and has partnered with agencies with

common goals to advance the economic development conditions of Sullivan County.

WHEREAS, The Sullivan County Industrial Development Board, at its regularly scheduled meeting, voted to recommend the Sullivan County Commission approve appropriating funds not to exceed \$75,000 for Sullivan County Economic Development's land development initiative.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, as follows:

SECTION 1. Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby appropriates a onetime contribution not to exceed \$75,000.00 for engineering related costs associated with Sullivan County Economic Development's (NETWORKS Sullivan Partnership) land development & acquisition activities.

SECTION 2. Such funds to be appropriated from Account #58120-700 Subfund 021 (The subfund was established, with monies from the sale of County owned Tri-County



No. 2022-02-20

Industrial Park properties beginning June 1993, for the purpose of funding economic development projects).

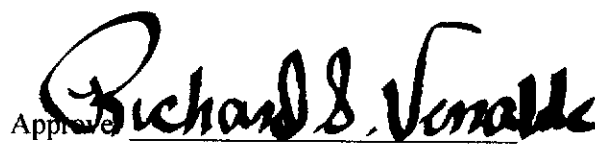
SECTION 3. This resolution shall take effect from and after its passage. All resolutions in conflict herewith shall be and the same are hereby rescinded insofar as such conflict exists.

Approved this 17th day of February, 2022.

Attest:


Teresa Jacobs, County Clerk

Approved


Richard S. Venable, County Mayor

Sponsored by: Commissioner Mark Vance

Prime Co-Sponsor(s): Commissioner John Gardner

2020-02-20 COMMISSION ACTION: 02/17/22 Approved on Waiver of Rules 18 Yes, 6
Absent



PETITION FOR ACTION

As residents of the Piney Flats, we face losing a cherished sense of neighborhood! The following considerations are reasons we object to the construction of a large solar farm in the Piney Flats area.

Proposed Solar Farm installation

- To be located in property zoned agricultural and is near established residential homes
- To be located adjacent to Historical District
- Will potentially lower nearby property values
- It is a large-scale applications of active energy collection requiring several acres of land
- The large panels clash with the surrounding natural landscape character - impact on wildlife
- Frequent defoliation is required for the installation area
- Area construction interruption due to heavy equipment and increased traffic

Comparison to Telford Solar Installation

- Location in remote rural area
- Adjacent to large factory
- Residential houses not nearby
- Final installation resembles a large parking lot

We the undersigned are petitioning the Sullivan County Commission to take immediate action to stop this installation.

Name	Address
Linda Johnson	202 Allison Rd., Piney Flats, TN
Clayton Quester	417 McKee Rd, Piney Flats, TN
John D.	421 Ridge Point Ct Piney Flats, TN
Steve Smith	417 Maker Rd Piney Flats, TN
Angela Wiley	524 D. Droke Pl. Piney Flats, TN
Michelle Minor	560 New Bethel Rd Piney Flats, TN
Kendall Ivester	417 McKee Rd. Piney Flats, TN
Robyn Ivester	417 McKee Rd, Piney Flats, TN
Jeddy Johnson	202 Allison Rd Piney Flats TN

PETITION FOR ACTION

As residents of the Piney Flats, we face losing a cherished sense of neighborhood! The following considerations are reasons we object to the construction of a large solar farm in the Piney Flats area.

Proposed Solar Farm installation

- To be located in property zoned agricultural and is near established residential homes
- To be located adjacent to Historical District
- Will potentially lower nearby property values
- It is a large-scale applications of active energy collection requiring several acres of land
- The large panels clash with the surrounding natural landscape character - impact on wildlife
- Frequent defoliation is required for the installation area
- Area construction interruption due to heavy equipment and increased traffic

Comparison to Telford Solar Installation

- Location in remote rural area
- Adjacent to large factory
- Residential houses not nearby
- Final installation resembles a large parking lot

We the undersigned are petitioning the Sullivan County Commission to take immediate action to stop this installation.

Name	Address
<i>[Signature]</i>	232 Cross Anchor Piney Flats TN
Kelly Hodge	232 Cross Anchor Piney Flats TN
<i>[Signature]</i>	2494 Enterprise Rd PE 1-2826
Jane Elser	2494 Enterprise Rd PE 37686
Judy Cross	1385 Silver Grove Rd. Bluff City TN 37618
Danica Ledbetter	376 Piney Flats Rd Piney Flats TN 37686
Franklin D. Ledbetter	376 Piney Flats Rd Piney Flats 37686
John Simerly	208 Main St Piney Flats, TN 37686
Vicki Simerly	208 Main St Piney Flats, TN 37686
Jim Heinrich	1026 Austin Ridge Ct Piney Flats 37686
Michael Clay	1020 Piney Flats Austin Rd. 37686

PETITION FOR ACTION

As residents of the Piney Flats, we face losing a cherished sense of neighborhood! The following considerations are reasons we object to the construction of a large solar farm in the Piney Flats area.

Proposed Solar Farm installation

- To be located in property zoned agricultural and is near established residential homes
- To be located adjacent to Historical District
- Will potentially lower nearby property values
- It is a large-scale applications of active energy collection requiring several acres of land
- The large panels clash with the surrounding natural landscape character - impact on wildlife
- Frequent defoliation is required for the installation area
- Area construction interruption due to heavy equipment and increased traffic

Comparison to Telford Solar Installation

- Location in remote rural area
- Adjacent to large factory
- Residential houses not nearby
- Final installation resembles a large parking lot

We the undersigned are petitioning the Sullivan County Commission to take immediate action to stop this installation.

Name	Address
Bertha Pope	1512 268 ELIZ HWY BLUEFIELD TN
Kellie Painter	206 Hamilton Trl Piney Flats, TN
Deggy Plura	2060 260 Blalock Rd PF
Bill Hodge	264 Allison Rd (Piney Flats TN)
Sandra Hodge	264 Allison Rd. Piney Flats TN
Kather Cross	551 Baywood Dr PF TN
Stacy Standbudge	283 N. Austin Springs Rd. PF, TN
John	283 N Austin Springs Rd PF 37686
John	1260 N Austin Springs Rd PF 37686
Darius Tothell	753 Edgefield Rd. Piney Flats TN. 37686
Howard Oliver	20 Franklin Ln. Blue Bell, Pa 17018

PETITION FOR ACTION

As residents of the Piney Flats, we face losing a cherished sense of neighborhood! The following considerations are reasons we object to the construction of a large solar farm in the Piney Flats area.

Proposed Solar Farm installation

- To be located in property zoned agricultural and is near established residential homes
- To be located adjacent to Historical District
- Will potentially lower nearby property values
- It is a large-scale applications of active energy collection requiring several acres of land
- The large panels clash with the surrounding natural landscape character - impact on wildlife
- Frequent defoliation is required for the installation area
- Area construction interruption due to heavy equipment and increased traffic

Comparison to Telford Solar Installation

- Location in remote rural area
- Adjacent to large factory
- Residential houses not nearby
- Final Installation resembles a large parking lot

We the undersigned are petitioning the Sullivan County Commission to take immediate action to stop this installation.

Name	Address
Barbara Porterson	349 McKamey St Piney Flats
Cheryl Lee	336 Orrain Fr. Piney Flats
Rosellene Ryals	534 Tank Hill Rd Piney Flats
Mary Ann Hager	217 Main Street Piney Flats, TN
Patsy Starnes	250 Main Street, Piney Flats, TN
Bill & Helen Scott	276 Main St Piney Flats, TN
Lane Painter	206 Hamilton Trail Piney Flats TN
Judy David	P.O. Box 4 Piney Flats, TN 37686
Just B. Perry	336 KINGS RD PINEYFLATS TN
Kristy Britt	312 Nicole Ln, Bluff City, TN 37618
Paul Humphrey	355 Piney Flats Rd

030

Proposed Solar Farm installation

- ### Comparison to Telford Solar Installation

- We the undersigned are petitioning the Sullivan County Commission to take immediate action to stop this installation.**

[illegible]

Agenda subject voting report

031

Meeting name

Sullivan County Commission Feb 17 2022

2/17/2022

50 NEW BUSINESS Item 20 Resolution No. 2022-02-20 Sponsors: Vance/ Gardner
Vote

Description

RESOLUTION APPROPRIATING FUNDS FOR SULLIVAN COUNTY ECONOMIC DEVELOPMENT'S ONGOING LAND DEVELOPMENT & ACQUISITION ACTIVITIES TO FUND THE PRELIMINARY ENGINEERING REPORTS REQUIRED FOR THE ORGANIZATION TO SEEK GRANT MONIES TO IMPROVE THE PROPERTIES FOR ECONOMIC DEVELOPMENT PURPOSES

Chairman

Venable, Richard

Total vote result

Voting start time 9:28:24 PM
Voting stop time 9:28:44 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	18
Abstain	0
No	0
Total Present	18
Absent	6

Group voting result

Group	Yes	Absent
No group	18	0
Total result	18	0/6

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 Feb 17 2022

2/17/2022

Name	Yes	Abstain	No	Absent
Woods, Doug ()				X

Sullivan County
Board of County Commissioners
242nd Annual Session

Item 21
 No. 2022-02-21

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of February 2022.

RESOLUTION TO APPROVE AND IMPLEMENT A PAY SCHEDULE FOR SULLIVAN COUNTY EMERGENCY MEDICAL SERVICE (EMS)

WHEREAS, personnel of Sullivan County Emergency Medical Service provides a tremendous service to Sullivan County by consistently treating the citizens of Sullivan County with superior emergency care; and,

WHEREAS, the Board of Commissioners implemented a pay scale plan in 2005-2006 to reward employees for their skills and responsibilities as well as their years of service; however, the administration taking office in September 2006 later abolished the pay scale plan; and,

WHEREAS, even though EMS personnel's pay was increased during FY 2020-21, it did not address the problem of starting wages, impact of the unconventional overtime pay calculations and the wage differentiation of and competition of surrounding counties' rates of pay; and

WHEREAS, a newly adopted pay schedule will provide management with the resources to improve morale and reward Sullivan County EMS personnel who loyally serve Sullivan County; and,


WHEREAS, it is the intention that the pay schedule will adjustment current wages to help retain current personnel and attract other quality paramedics to join the Sullivan County EMS team.

NOW, THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves the creation of a pay schedule plan incorporating starting pay of \$13 per hour for beginning 24- hour AEMT's and \$15.50 per hour for paramedics, paid on the standard 40-hour work week, and scaled to years of actual licensed work experience. The schedule is to be implemented immediately and executed at the beginning of the next full pay cycle for EMS.


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 17th day of February, 2022.

Attest:


 Teresa Jacobs, County Clerk

Approved:


 Richard S. Venable, County Mayor

Sponsored By: Commissioner Mark Vance

Co-Sponsor(s): Commissioner Hunter Locke, John Gardner

2020-02-21 COMMISSION ACTION: 02/17/22 Approved 19 Yes, 1 Abstain for cause, 4 Absent



Agenda subject voting report

064

Meeting name

Sullivan County Commission Feb 17 2022

2/17/2022

51 NEW BUSINESS Item 21 Resolution No. 2022-02-21 Sponsors: Vance/ Locke
Vote

Description

RESOLUTION TO APPROVE AND IMPLEMENT A PAY SCHEDULE FOR
SULLIVAN COUNTY EMERGENCY MEDICAL SERVICE (EMS)

Chairman

Venable, Richard

Total vote result

Voting start time 9:30:03 PM
Voting stop time 9:30:30 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

PUBLIC NOTICE

Sullivan County Board of County Commissioners will hold a Public Hearing on **Thursday, February 17, 2022 at 6:00PM** within the Commission Hall of the Sullivan County Historic Courthouse, located at 3411 Highway 126, Blountville, TN. The Public Hearing will consider the following rezoning requests from individual property owners: **1) Jeff & Julie Holt** request their property at the corner of Beulah Church road and Dillan Drive to be rezoned from R-1 (single-family residential) to B-3 (General Business) for a proposed storage garage (Parcel ID: 1071/E/029.50); **2) Joseph & Eloise Thomas** request their property at 323 Overhill Drive off Overhill Lane to be rezoned from R-1 to M-1 (Light Manufacturing/Industrial) for purpose of bringing the existing land-use into conformance with proper zone (Parcel ID: 049/059.00); and **3) Zoning Text Amendments to Articles: 3-103A, 5-102A, 8-103.2 part 6 and 7b., 9b., 8-104.6 part 6.** to clarify supplemental regulations regarding Extensive Impact Facilities and to allow for Solar Farms and/or Wind Turbine Farms. These Zoning Amendments have been reviewed by the appropriate regional planning commission and shall be considered for final amendment by the Commission at this meeting. The public is invited to attend and speak on these requests. All inquiries, questions or concerns can be shared prior to the public meeting by contacting the Planning Director at 423.279.2603 or by emailing her at planning@sullivancountyttn.gov . Copies of these amendments are filed in the Sullivan County Planning & Codes Department located within the Historic Snow House at 3425 Hwy 126, Blountville, TN.

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: 11/18/2021

Property Owner: Jeff & Julie Holt

Address: 976 Childress Ferry Road Blountville TN 37617

Phone number: 423-323-8352

Email: b123wes@centurylink.net

Property Identification

Tax Map: 1071	Group: E	Parcel: 029.50	
Zoning Map: 25	Zoning District: R-1	Proposed District: B-3	Civil District: 14
Property Location: Beulah Church Road			Commission District: 7
Purpose of Rezoning: For a storage garage			

Meetings**Planning Commission:**

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville TN

Date: January 18, 2022

Time: 6 PM

*unanimously
8 yes / 1 absent*

Approved: ☒

Denied: ☐

County Commission:

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

Date: February 17, 2022

Time: 6:00 PM

Approved: ☒ Approved 20 Yes, 4 Absent

Denied: ☐

DEED RESTRICTIONS

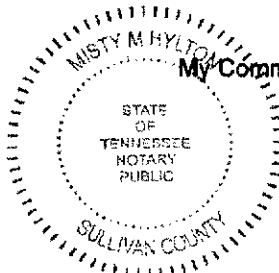
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: Jeff Holt

Date: 11/18/2021

Notary Public: Misty Hylton

My Commission Expires: May 22, 2023



F. REZONING REQUESTS: ZONING PLAN AMENDMENT: ZONING MAP CHANGE**F1. REZONING REQUEST R-1 TO B-3 (GENERAL BUSINESS)****FINDINGS OF FACT –**

Property Owners:	Jeff & Julie Holt
Applicants:	same
Representative:	same
Location:	Beulah Church Road, Dillow Drive near Fort Henry Drive, Midway area
Mailing Address of Owners:	976 Childress Ferry Road, Blountville
Civil district of rezoning:	14 th
Commission District:	7 th
Parcel ID:	Tax Map 107I, Group E, Parcel 029.50
Subdivision of Record:	n/a
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Utility District:	Kingsport Public Water
Public Sewer:	not available
Lot/Tract Acreage:	1.10 acres
Zoning:	R-1
Surrounding Zoning:	R-1, B-3, M-1
Requested Zoning:	B-3
Existing Land Use:	vacant
Surrounding Land Uses:	residential, commercial
2006 Land Use Plan:	Corridor Commercial for future land use
Neighborhood Opposition:	<i>none received prior to meeting</i>

Staff Field Notes and Findings of Facts:

- The owner is requesting to rezone the vacant triangular lot from R-1 to B-3 for a storage garage.
- The surrounding land uses, and zoning are:
 - House lot across the road on Beulah Church Dr on the corner, in M-1 Zone to the southeast.
 - Inter-Mountain Telephone Service building on B-3 Zone adjacent on right side fronting Fort Henry Dr (west side)
 - Apex Gym and Fitness building across Dillow Drive on Fort Henry Drive (northwest).
 - Vacant, on R-1 Zone across Dillow Drive (north)
 - Beulah Church on Beulah Church Dr and Dillow Dr – northeast/caddy corner
- Staff recommends in favor of this request for the following reasons:
 - Conformance with adopted 2006-2026 Land Use Plan for commercial corridor.
 - Public water to meet the requested land use change.
 - Adjacent to existing commercial buildings.
 - Continuation of existing adjacent B-3 zoning district
 - Irregular lot with double road frontage and adjacent to commercial buildings, not as ideal for single family residential development per existing zoning designation.

Meeting Notes at Planning Commission:

- *Staff read her report and recommendation. Discussion followed.*
- *Mr. Jeff Holt was present and addressed the commission. He stated that he had acquired the property about twenty years ago but would like to build a storage garage on site to house family vehicles only. He stated this would not become a junk yard as he may have future plans for commercial development. Discussion continued. No one was present to speak against this rezoning request.*
- *Commissioner Darlene Calton motioned to forward a favorable recommendation for the B-3 rezoning request on to the County Commission. Several members seconded the motion and the vote in favor passed unanimously.*

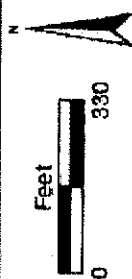
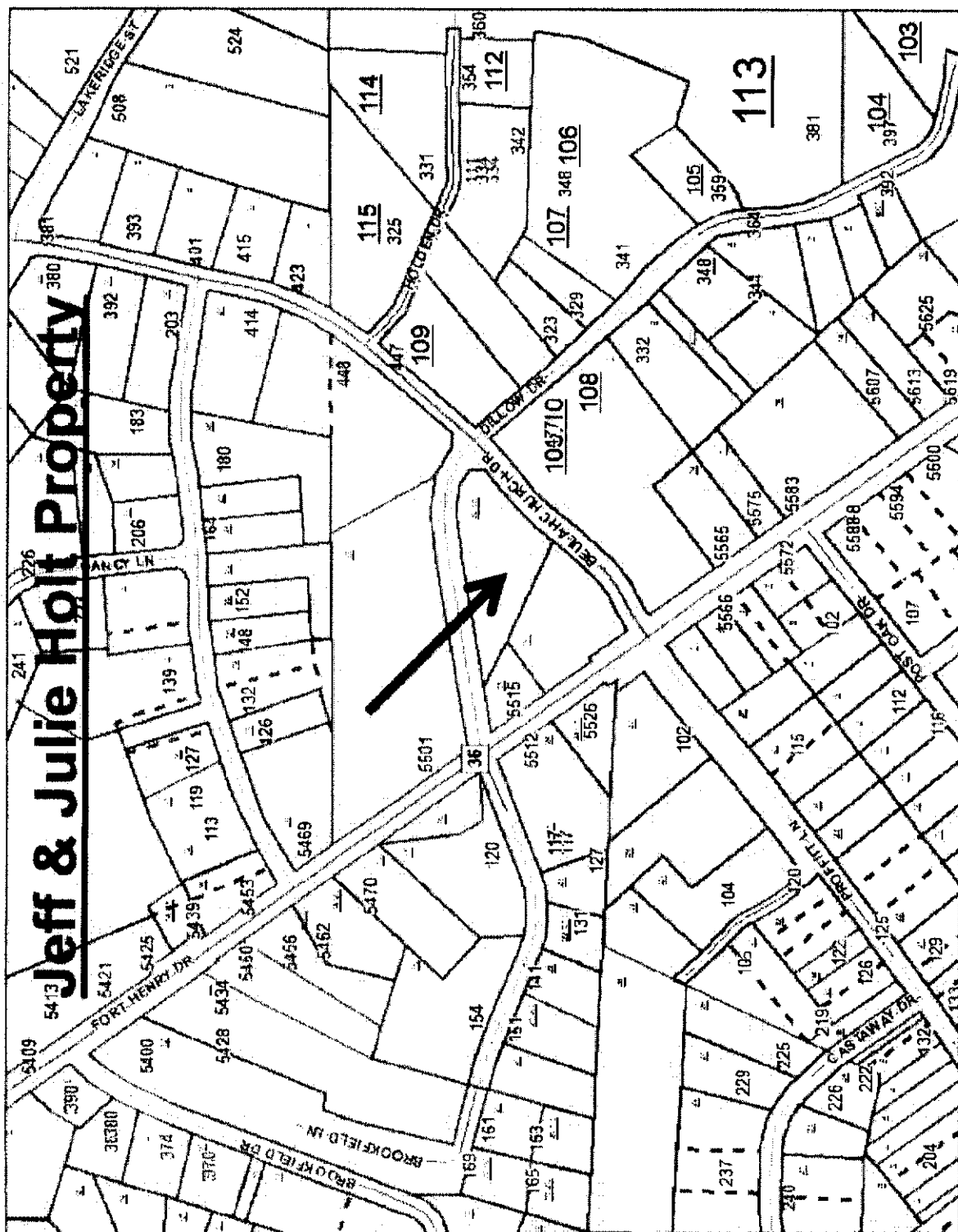
Address Data Source:

Sullivan County, TN
Sullivan County, TN
Sullivan County, TN
Sullivan County, TN

Notice:

Also note the address numbers
along the streets. The numbers
are shown in the map. The
numbers are shown in the map.
The numbers are shown in the map.
The numbers are shown in the map.
The numbers are shown in the map.
The numbers are shown in the map.

- Lot Lines
- Thoroughfares
- Arterial
- Collector



STREET MAP OF SULLIVAN COUNTY, TN (2007)

Sullivan County, TN
Planning and Codes Dept.



Middlebury College Book Store
Middlebury, Vt.
800-675-9333
www.middlebury.edu/bookstore

Notes

[illegible]

Lot Lines

Thoroughfares

~ ~ ~ ~ ~

10128103 ✓

2018 - Aerial Image

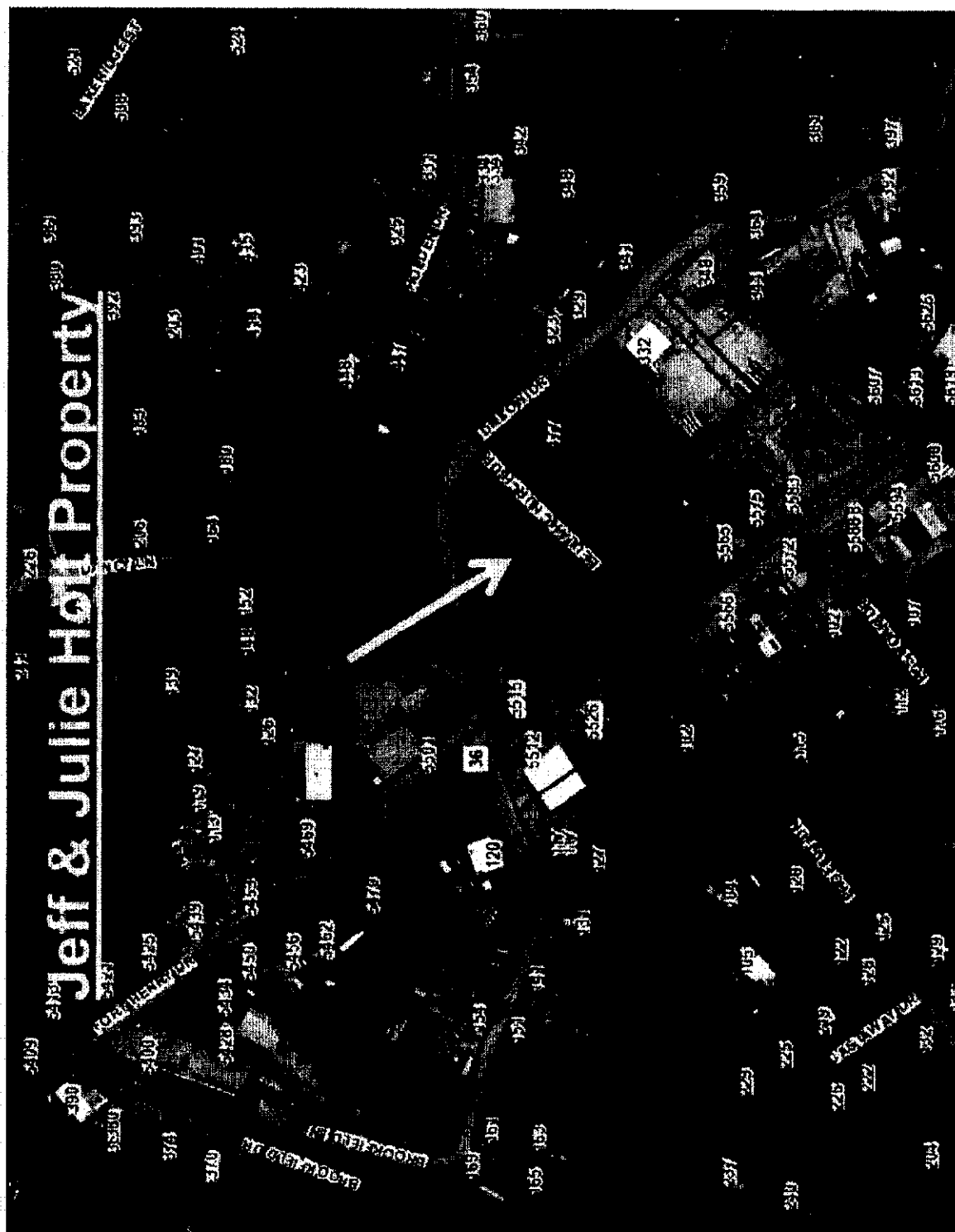
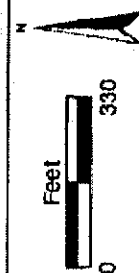


Fig. 6. — A. Data used for the analysis of the effect of the number of trials on the probability of a correct response. B. Data used for the analysis of the effect of the number of trials on the probability of a false alarm.



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



Address Data Source:

Sullivan County, TN, Co 911
 Version: 08/08
 Address: 01/08
 Date: 07/28/11

Notices:

All parcels are to be re-zoned
 after the adoption of
 the Comprehensive Zoning Ordinance
 by the Board of Commissioners.
 The Board of Commissioners is
 authorized to re-zone the
 parcels shown on this map.

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
- PD-D-1
- PD-D-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water


2019 - Aerial Image






Sullivan County, TN
 Planning and Codes Dept.

Feet



0 440



Revised: 08/08/11
 Date: 08/08/11
 Author: [Name]
 Title: [Title]

Address Data Source
Sullivan County Soil Co 911
Kingsport: Kpt GIS
Johnson City: JC GIS
Aerial Imagery Lines

Notice:
A tax lot is based on legal standard other than the assessment of the parcel. The assessment is used to establish boundary lines or assess property. A land surveyor is licensed to practice land surveying in the state of Tennessee. The surveyor should be retained for all questions of boundary lines or UGB location of lot lines.

Kingsport UGB

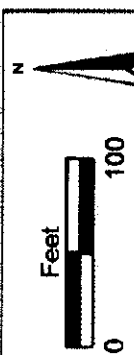
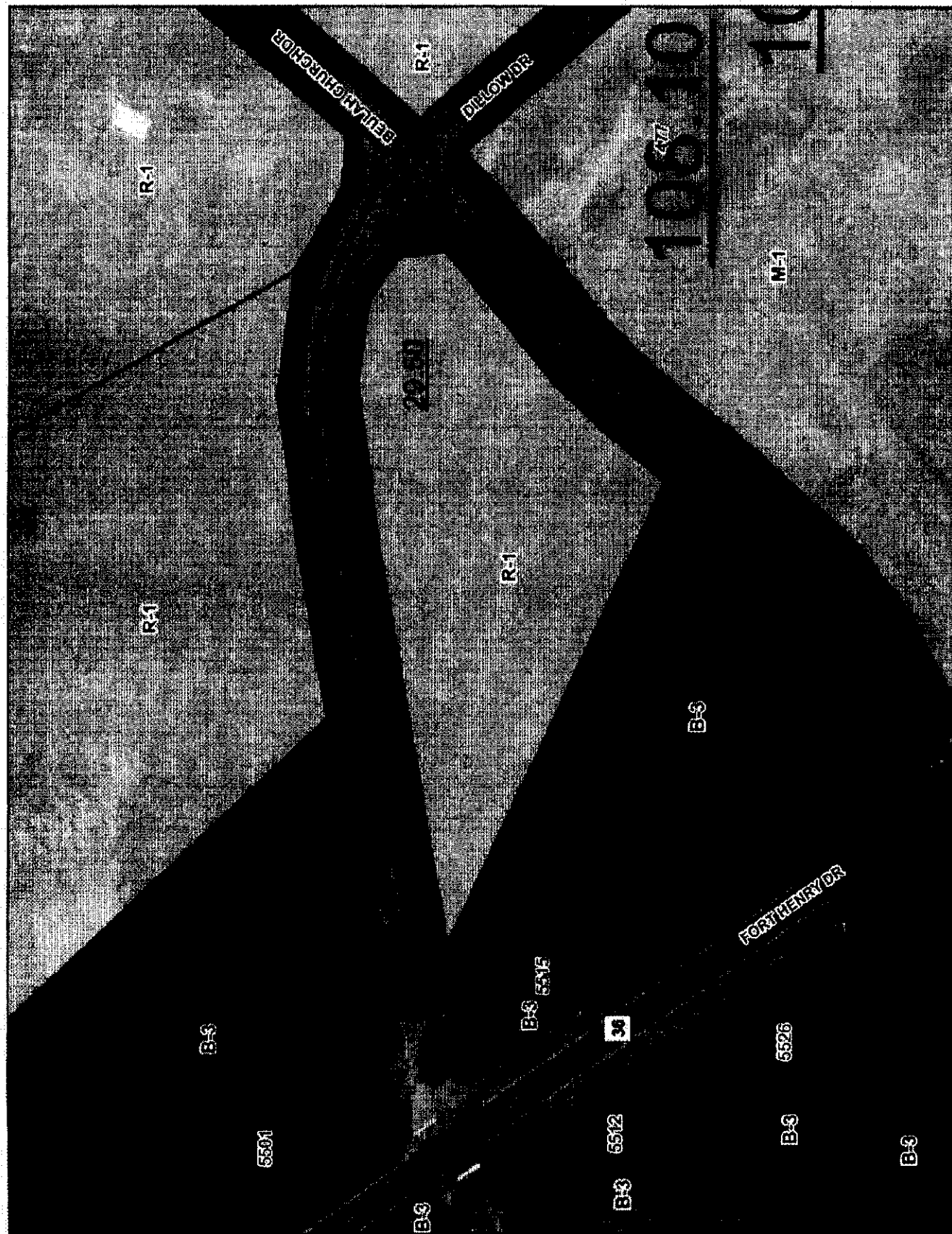
Sullivan County

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

032



Fixed Insurance Rate Map (FIRM) 2007
2007 Annual Update Field Notes
Zone A - No Base Flood Elevation Determined
Zone B - Base Flood Elevation Determined

Sullivan County, TN
Planning and Codes Dept.





SULLIVAN COUNTY
Planning & Codes Department
3425 Highway 126 | Historic Snow House
Blountville, TN 37617
Office: 423.323.6440
Fax: 423.279.2886

093

NOTICE OF REZONING REQUEST

December 27, 2021

Dear Property Owner:

Please be advised Jeff & Julie Holt have applied to Sullivan County to rezone property located Beulah Church Road R-1 (Low Density/Single Family Residential District) to B-3 (General Business Service District for the purpose of a garage.

Sullivan County Regional Planning Commission – 6:00 PM on January 18, 2022

County Commission – 6:00 PM on February 17, 2022

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

Regards,

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

Ambre M. Torbett, AICP
Director Planning & Codes

mh





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: 12/8/2021

Property Owner: Joseph & Eloise Thomas

Address: 3612 Honeywood Dr Johnson City TN 37604

Phone number: 423-791-2828

Email: ctrancher10@gmail.com

Property Identification

Tax Map: 049

Group:

Parcel: 059.00

Zoning Map: 7

Zoning District: M-1/R₁

Proposed District: M-1

Civil District: 5

Property Location: 323 Overhill Dr

Commission District: 6

Purpose of Rezoning: Trucking business

Meetings**Planning Commission:**

Place: Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN

Date: January 18, 2022

Time: 6 PM

*unanimously
approved*

Approved: ☒

Denied: ☐

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers!3411 Highway 126!Blountville, TN

Date: February 17, 2022

Time: 6:00 PM

Approved: ☒ Approved 20 Yes, 4 Absent

Denied: ☐

DEED RESTRICTIONS

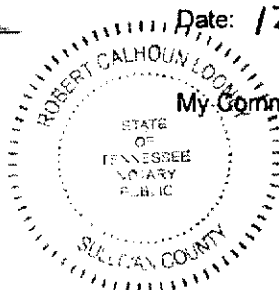
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: Joseph V Thomas

Date: 12/08/2021

Notary Public: Robert Calhoun

My Commission Expires: May 22, 2023



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

Address Data Source:

Sullivan County, TN GIS
 2010 Census TIGER/Line
 2010 Census TIGER/Line
 2010 Census TIGER/Line

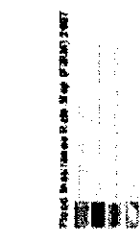
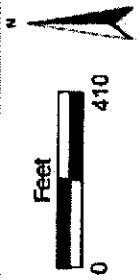
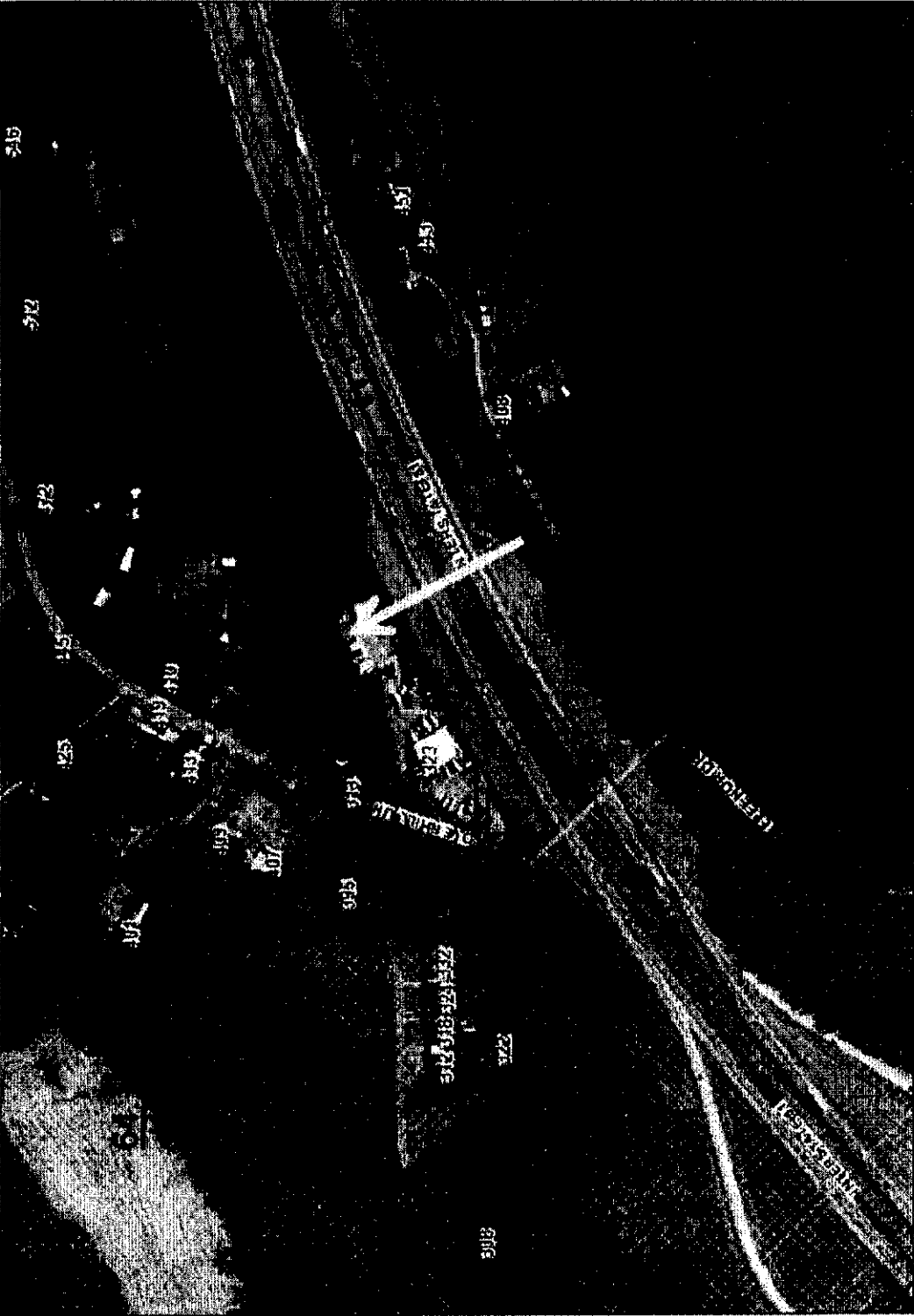
Notice:

Aerial photography was used to determine the location of the subject property. The location of the subject property is shown by a white line. The location of the subject property is shown by a white line. The location of the subject property is shown by a white line.

Thoroughfares

- ~ Arterial
- ~ Collector
- ~ Lot Lines
- King Sport UGB

Joseph & Eloise Thomas Property



Sullivan County, TN
 Planning and Codes Dept.



Address Data Source:

Sullivan County, TN 38151
 Kingsport, TN 37629
 Kingsport, TN 37629
 Kingsport, TN 37629

Notice:

All users are notified that the data shown on this map is for informational purposes only. It is not intended to be used for legal or other purposes. The data is provided as is, without warranty. The user assumes all liability for any use of the data. The data is not to be used for any purpose other than that for which it was provided. The user agrees to hold the provider harmless for any use of the data. The user agrees to hold the provider harmless for any use of the data. The user agrees to hold the provider harmless for any use of the data.

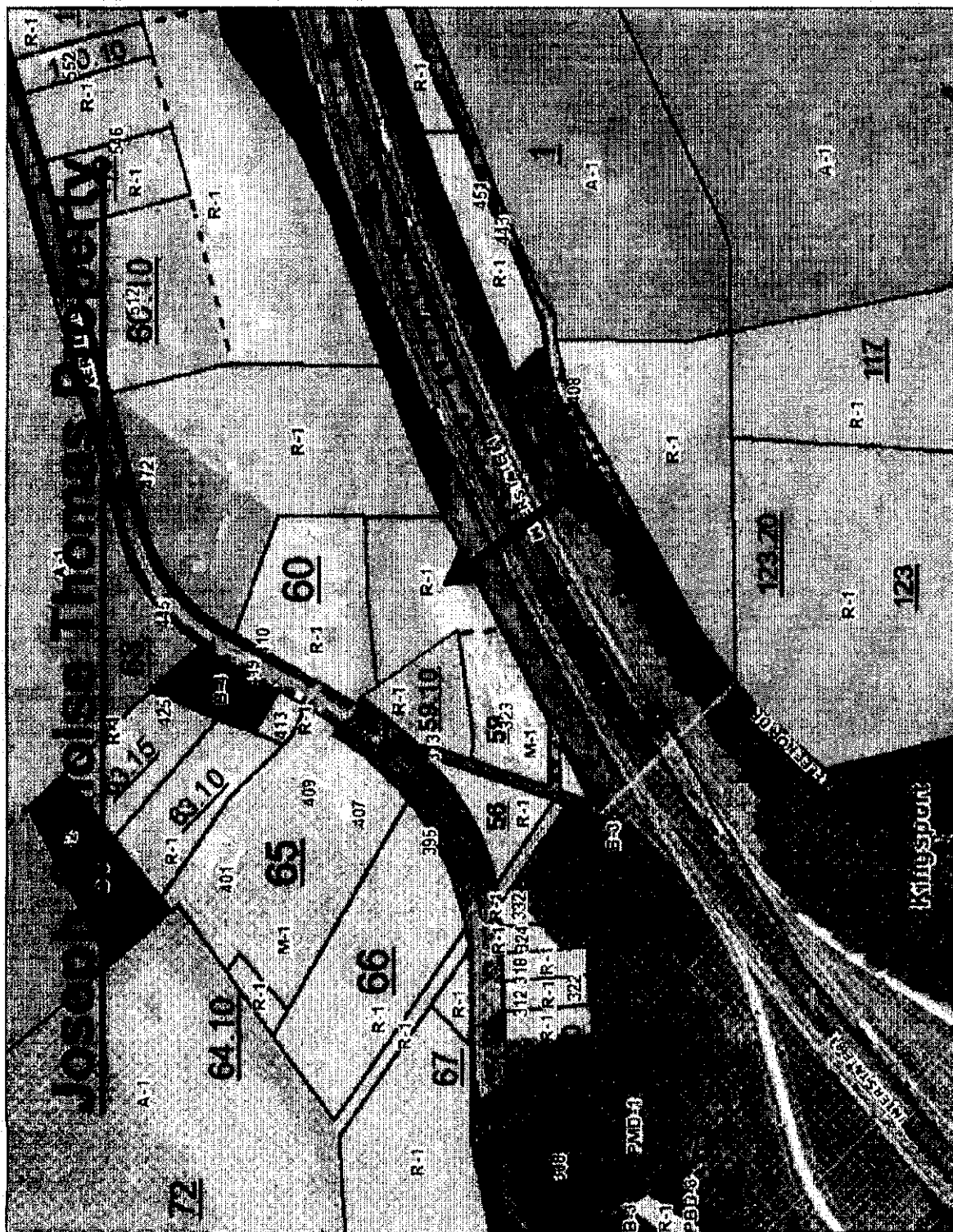
- Collector
- Lot Lines

Kingsport UGB

Sullivan County

Zoning

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



Sullivan County, TN
 Planning and Codes Dept.





SULLIVAN COUNTY
Planning & Codes Department
3425 Highway 126 | Historic Snow House
Blountville, TN 37617
Office: 423.323.6440
Fax: 423.279.2886

102

NOTICE OF REZONING REQUEST

December 27, 2021

Dear Property Owner:

Please be advised Joseph & Eloise Thomas has applied to Sullivan County to rezone property located at 323 Overhill Drive from R-1 (Low Density/Single Family Residential District) to M-1 (Light Manufacturing District) for the purpose of a trucking business.

Sullivan County Regional Planning Commission – 6:00 PM on January 18, 2022

County Commission – 6:00 PM on February 17, 2022

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

Regards,

A handwritten signature in cursive script, appearing to read "A. Torbett".

Ambre M. Torbett, AICP
Director Planning & Codes

mh

Address Data Source
 Sullivan County: Soil 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.

- Buildings
- Thoroughfares
- Arterial
- Collector
- Lot Lines
- Bristol USB
- Kingsport USB
- Hydrology
- Stream

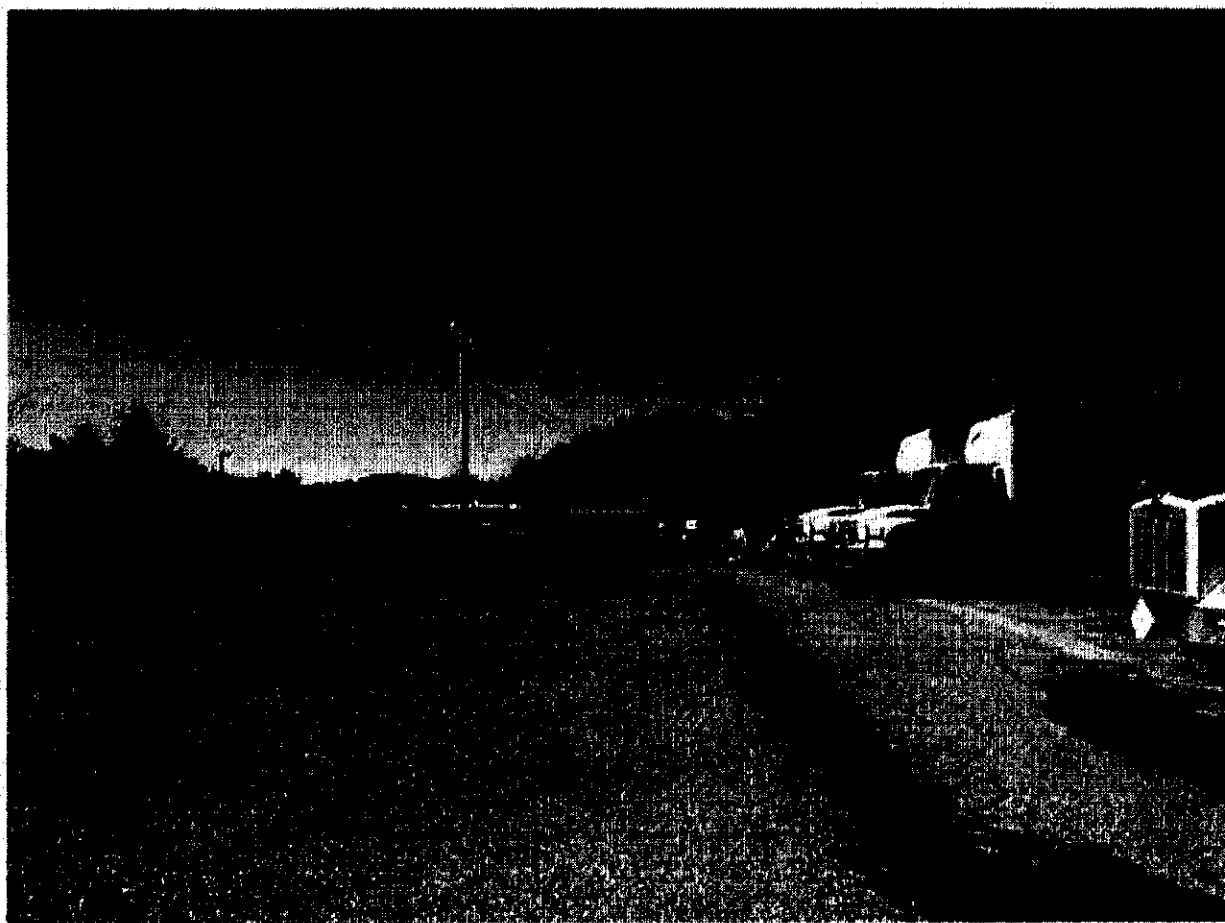
103

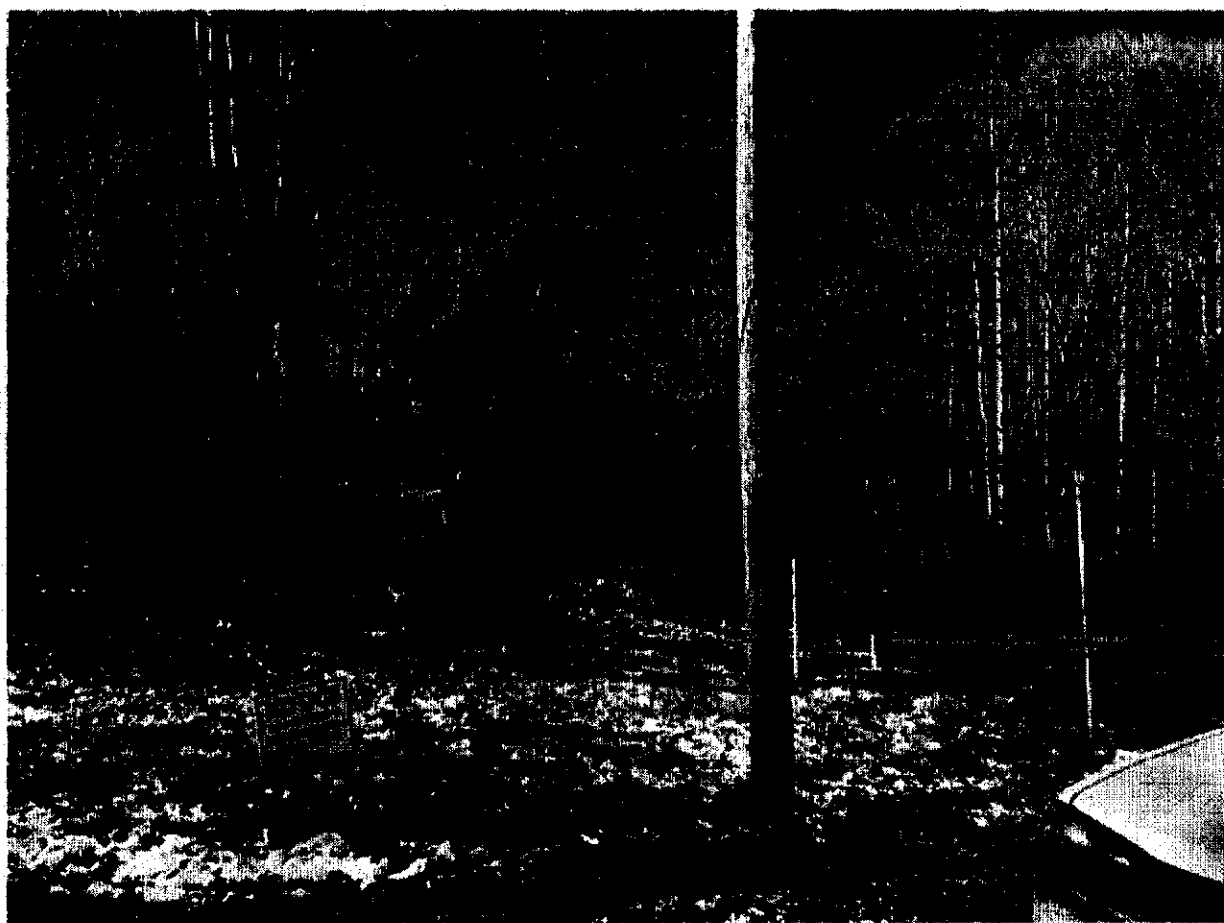
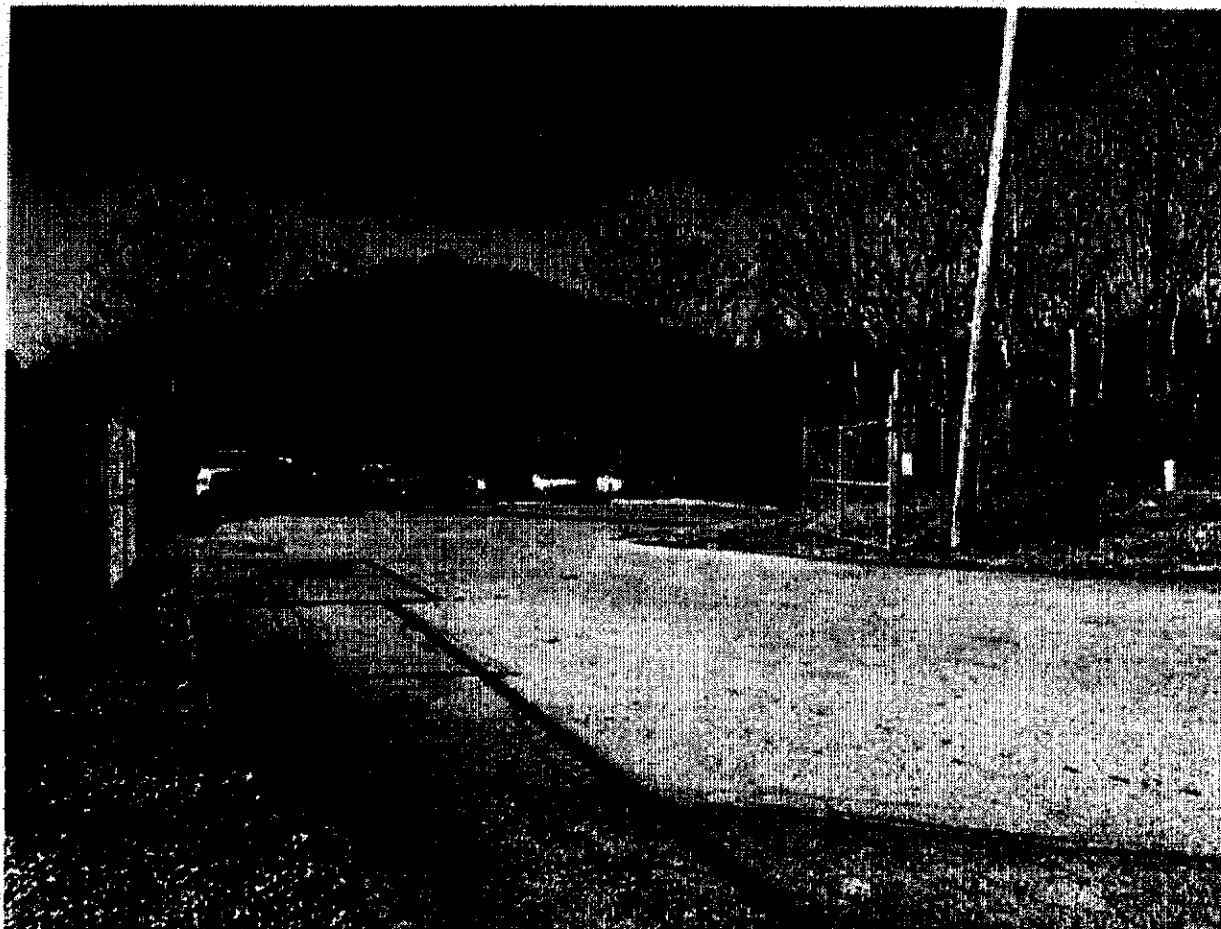


Flood Insurance Rate Map (FIRM) 2007

- Zone A - No Flood Hazard
- Zone B - Moderate Flood Hazard
- Zone C - Severe Flood Hazard

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





Ambre Torbett

From: Garland, Savannah <SavannahGarland@KingsportTN.gov>
Sent: Friday, January 21, 2022 9:10 AM
To: Ambre Torbett; Misty
Subject: Overhill Dr. Rezoning
Attachments: 323 Overhill Dr county rezoning REPORT.doc

Good morning,

At last night's Planning Commission meeting the Commissioners voted to send a positive recommendation to the Sullivan County Planning Commission for rezoning the small portion of 323 Overhill Drive that is within Kingsport's UGB from R-1 to M-1. I've attached my report.

Thank you,
Savannah

Savannah Garland
Planner
City of Kingsport
P: 423-343-9783
SavannahGarland@KingsportTN.gov



415 Broad Street, 2nd Floor
Kingsport, TN 37660

Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE21-0332**

Overhill Drive (County Rezoning)

Property Information			
Address		323 Overhill Drive	
Tax Map, Group, Parcel		Map 049, Parcel 059.00	
Civil District		5	
Overlay District		n/a	
Land Use Designation		Industrial	
Acres		.14 +/-	
Existing Use		Parking for Business	Existing Zoning R-1 (County)
Proposed Use		Trucking Business	Proposed Zoning M-1 (County)
Owner /Applicant Information			
Name: Joseph & Eloise Thomas Address: 3612 Honeywood Dr. City: Johnson City State: TN Zip Code: 37604 Phone: (423) 791-2828		Intent: <i>To rezone from R-1 to M-1 for the purpose of their trucking business, Penske Truck Rental.</i>	
Planning Department Recommendation			
The Kingsport Planning Division recommends sending a POSITIVE recommendation to Sullivan County Commission for the following reasons: <ul style="list-style-type: none"> The zoning change is compatible with the surrounding M-1 zoning The zoning change will provide appropriate transition following the Future Land Use Plan The zoning will provide appropriate transition from the recent ROW abandonment of this parcel 			
Staff Field Notes and General Comments: <i>The zoning area consists of a .14 acre lot. A rezoning to M-1, in staff's opinion, is the most appropriate use for the property.</i>			
Planner:		Savannah Garland	Date: December 28, 2021
Planning Commission Action		Meeting Date:	January 20, 2022
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Rezoning Report**Kingsport Regional Planning Commission****File Number REZONE21-0332**

PROPERTY INFORMATION		County Rezoning
ADDRESS		323 Overhill Drive
DISTRICT		5
OVERLAY DISTRICT		n/a
EXISTING ZONING		R-1 (County)
PROPOSED ZONING		M-1 (County)
ACRES	.14 +/-	
EXISTING USE	Parking for Trucking Business	
PROPOSED USE	Trucking Business	

INTENT

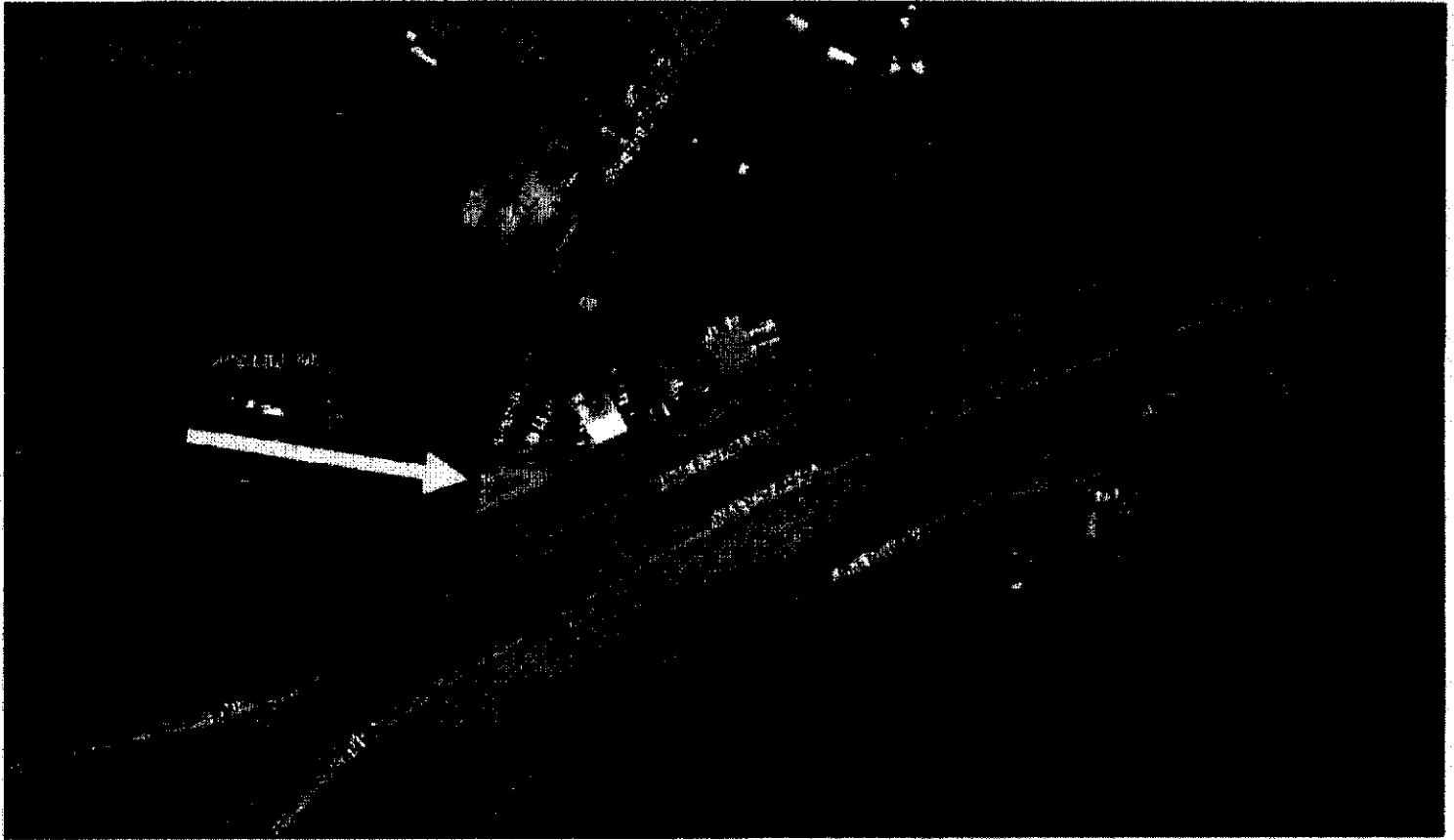
To rezone from R-1 to M-1 for the purpose of using for the current Trucking business, Penske Truck Rental.

Kingsport Regional Planning Commission

Rezoning Report

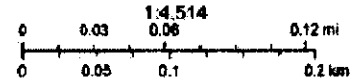
File Number REZONE21-0332

Site Map



12/29/2021, 11:20:32 AM

- | | | | | | |
|--|---------------------------------------|--|---------------------------------------|--|--|
| Hawkins County Parcels | <input type="checkbox"/> Railroad_ROW | Sullivan County Parcels | <input type="checkbox"/> Railroad_ROW | Washington County Parcels | <input type="checkbox"/> Railroad_ROW |
| <input type="checkbox"/> Lake_Pond | <input type="checkbox"/> River | <input type="checkbox"/> Lake_Pond | <input type="checkbox"/> River | <input type="checkbox"/> Lake_Pond | <input type="checkbox"/> River |
| <input type="checkbox"/> Parcel_Conflict | <input type="checkbox"/> Street_ROW | <input type="checkbox"/> Parcel_Conflict | <input type="checkbox"/> Street_ROW | <input type="checkbox"/> Parcel_Conflict | <input type="checkbox"/> Street_ROW |
| <input type="checkbox"/> Parcels | | <input type="checkbox"/> Parcels | | <input type="checkbox"/> Parcels | <input type="checkbox"/> Kpt 911 Address |



Web AppBuilder for ArcGIS

Sullivan County, TN
Planning and Codes Dept.

Legend:

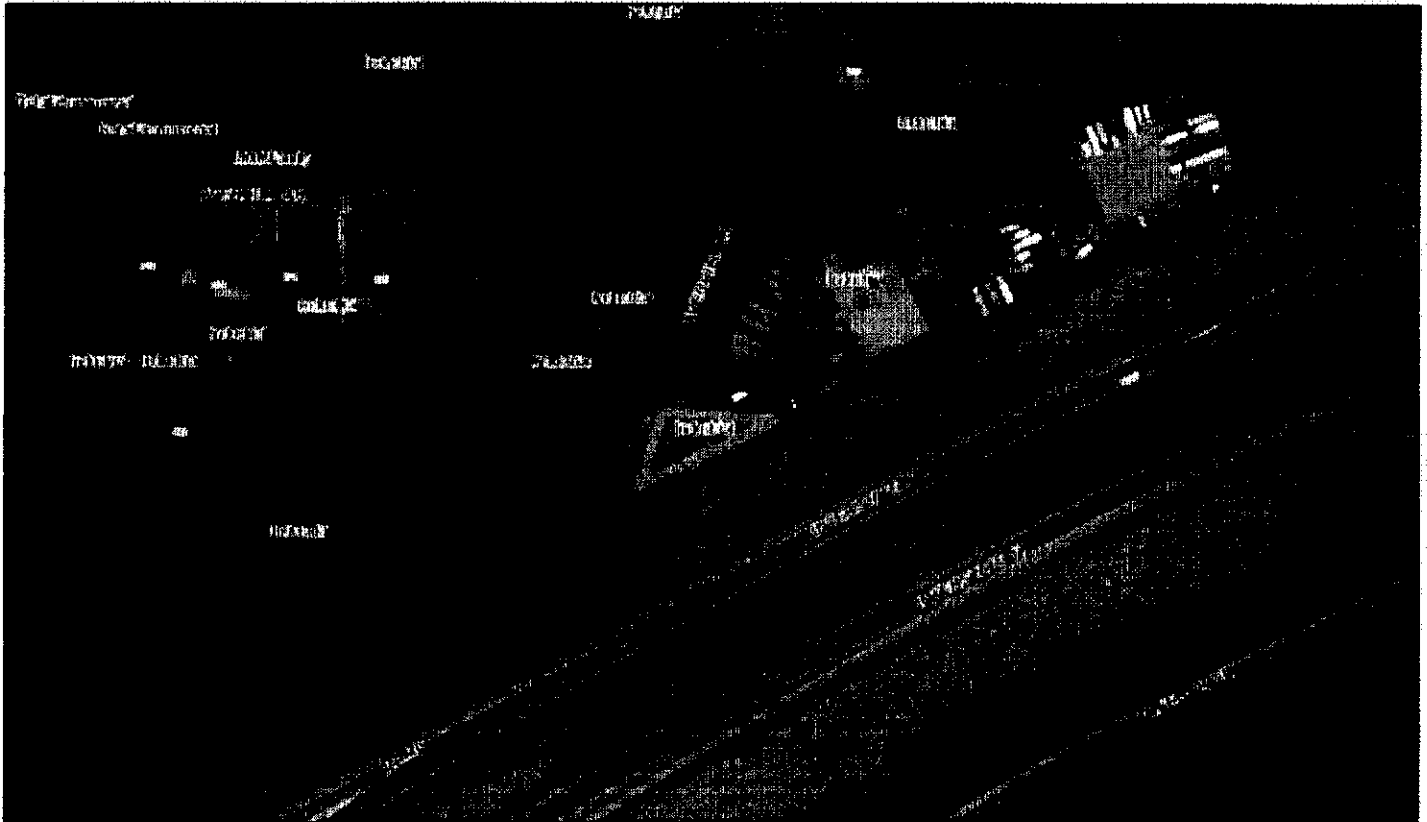
- R-1
- R-2
- R-2A
- R-3
- R-3B
- M-1
- M-2
- M-3
- PUD-1
- PUD-2
- PUD-3
- PUD-5C
- PUD-5

Scale: 0 to 200 feet

North Arrow: ↑

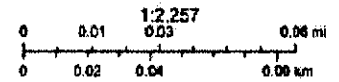
Future Land Use – City Industrial

Future Land Use

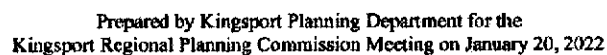


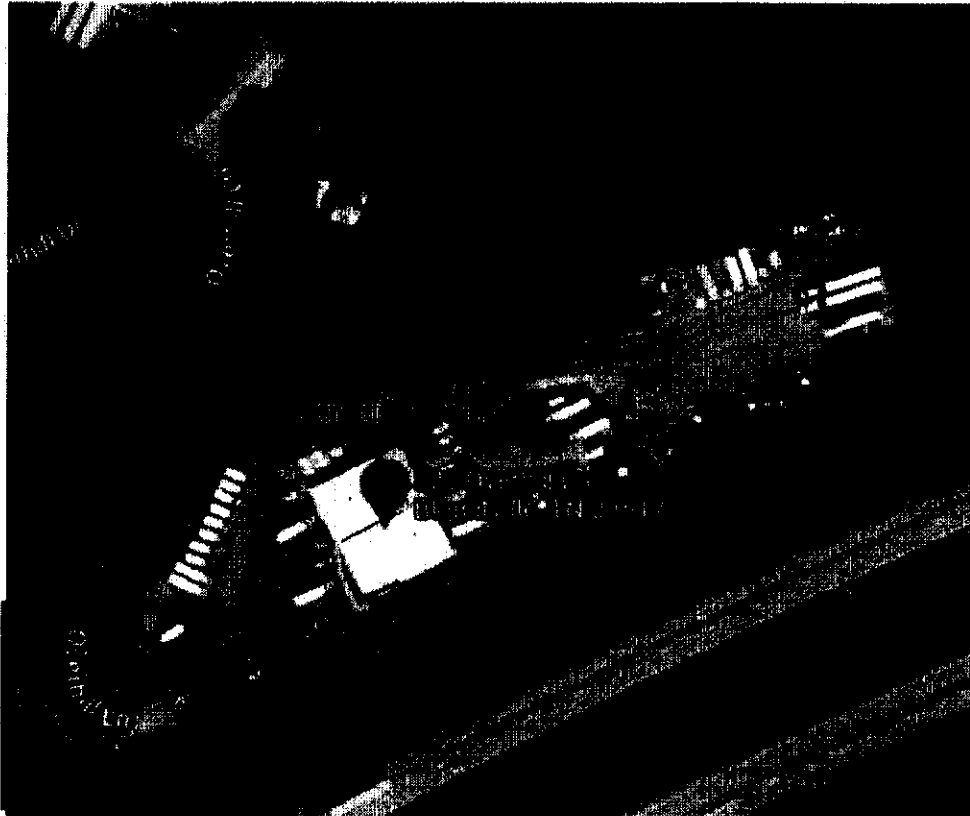
12/29/2021, 11:23:30 AM

Hawkins County Parcels	<input type="checkbox"/> Railroad_ROW	Sullivan County Parcels	<input type="checkbox"/> Railroad_ROW	Washington County Parcels	<input type="checkbox"/> Railroad_ROW
<input type="checkbox"/> Lake_Pond	<input type="checkbox"/> River	<input type="checkbox"/> Lake_Pond	<input type="checkbox"/> River	<input type="checkbox"/> Lake_Pond	<input type="checkbox"/> River
<input type="checkbox"/> Parcel_Conflict	<input type="checkbox"/> Street_ROW	<input type="checkbox"/> Parcel_Conflict	<input type="checkbox"/> Street_ROW	<input type="checkbox"/> Parcel_Conflict	<input type="checkbox"/> Street_ROW
<input type="checkbox"/> Parcels		<input type="checkbox"/> Parcels		<input type="checkbox"/> Parcels	Kpt 911 Address



Web Application for ArcGIS



Rezoning Report**Kingsport Regional Planning Commission****File Number REZONE21-0332****Site Overview**

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on January 20, 2022

Rezoning Report**Kingsport Regional Planning Commission****File Number REZONE21-0332**

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on January 20, 2022

Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE21-0332**

Standards of Review

Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 7, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal is already surrounded by M-1 zoning and it will permit a use that is suitable for the Future Land Use development.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposal will not impact adjacent property adversely.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Both the City and County land use plans address the rezoning site as appropriate for M-1 (light manufacturing).

Proposed use: Light manufacturing – Trucking Business

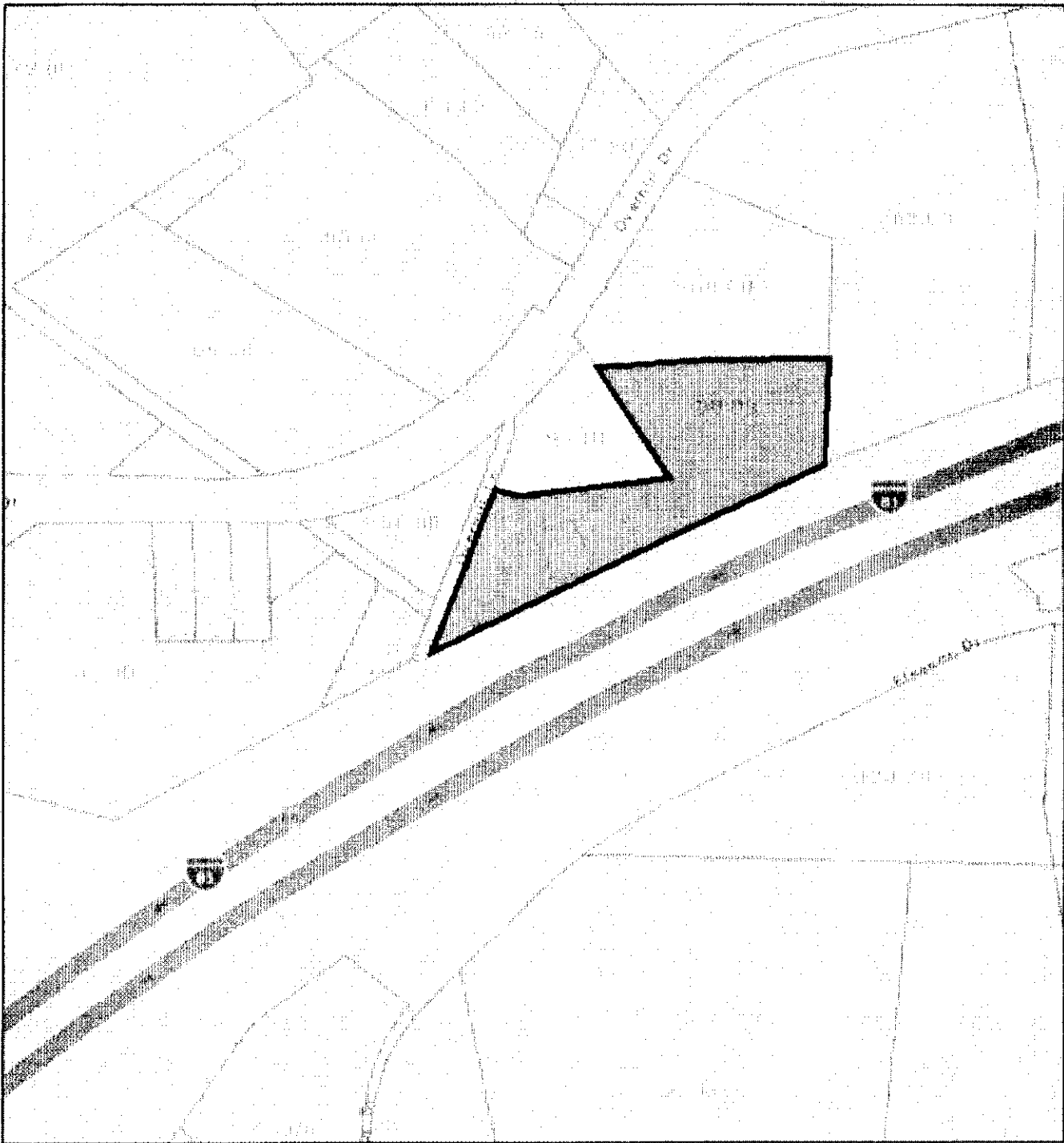
The Future Land Use Plan Map recommends county: light manufactural Industrial; city: industrial

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property present supporting grounds for the zoning change, as the majority of the surrounding parcels are already zoned M-1.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically for light manufacture use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed M-1 zone will exist in harmony with the abutting/ existing R-1 zone.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone from R-1 to M-1. The rationale for this recommendation is based upon conformance with adjacent existing land uses and the proposal following the Future Land Use Plans.

Sullivan County - Parcel: 049 059.00



Date: January 21, 2022
County: Sullivan
Owner: THOMAS JOSEPH V & ELOISE
Address: OVERHILL DR 323
Parcel Number: 049 059.00
Deeded Acreage: 4.74
Calculated Acreage: 0
Date of Imagery: 2019

TN Comptroller - DPA
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
State of Tennessee, Comptroller of the Treasury, Department of Property

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.

G. NEW BUSINESS: - NEW ITEMS FOR DISCUSSION AND/OR ACTION

G1. Zoning Amendment – Discussion on Renewable Energy Site Plan and Zoning District Requirements

- The Planning Director, Ambre Torbett (staff) recommended proposing a Zoning Text Amendment for Supplemental Regulations on Residential and Commercial Renewable Energy Facilities such as solar farms like Washington County, TN codes. Staff presented the adjoining county's code on Renewable Energy and explained that the Sullivan County code currently considers these land uses as commercial in nature and not a permitted use in the agricultural zone. Currently, electricity generating facilities must be in a planned manufacturing district only with supplemental regulations defined; however solar farms and wind or turbine farms are not specifically mentioned. She clarified that if a homeowner or business owner wanted to install an individual solar panel for the use of that primary structure, then it would be considered an accessory structure to the home or building or part of the roof system. However, a solar farm would be considered a principal commercial land use, not otherwise permitted in an agricultural or residential zone under current zoning regulations. Discussion ensued.
- The chair called upon Commissioner Hershel Glover to share his concerns. Mr. Glover read a letter he received from Jeffrey Dykes, who is the Executive Director of Bright Ridge Power Board. After reading the letter he stated he would share it with staff and the commission as well. Commissioner Glover stated he represents District 5 and many folks from the community were concerned about this letter received before Christmas.
- Staff interjected that she also reached out to the county attorney for guidance, the TN Chapter of the American Planning Association and fellow county planners for guidance. Several communities shared their zoning codes on the matter. All codes shared required site plan approval by the Planning Commission and limited to certain commercial and manufacturing districts.
- Commissioner Glover stated that this site used to house the Piney Flats Water Works infrastructure and the spring that the water serves for the community. Discussion continued. He also stated that the letter indicates that Silicon Ranch Company out of Nashville was planning on purchasing the property and then selling the energy back to Bright Ridge Power Board. He shared a map of the targeted Ned King farm off Ned King Road, which is a narrow dead-end road.
- Staff recommended to move forward with the process of a minor zoning text amendment to clarify that commercial solar farm and/or wind/turbine facilities while considered a type of Extensive Impact Facility shall be further limited to the planned manufacturing districts.
- Commissioner Glover also requested a separation from any historic district or historic structure. The chair asked if anyone else present would like to address the board on this matter. Dennis Deese, a neighbor to the Ned King farm, spoke in opposition to this request. Jim Hanger, also a neighboring property owner to the farm, spoke in opposition to the solar farm idea as he purchased his new home in the subdivision as it was surrounded by farmlands and other homes. He was concerned about the high voltage and heat generated by a commercial solar farm next door if approved.
- After considerable discussion, Linda Brittenham stated that there might appear to be a gap in the specific extensive impact land use and therefore she motioned to forward a favor recommendation for the proposed zoning text amendment, per staff's recommendation and the discussion by the community. The chairman clarified the text amendment to ensure that commercial solar farms and/or wind turbine farms were limited to planned manufacturing districts only with a comprehensive site plan approval process, necessary environmental reviews as noted, permits and such per the discussion. Staff recommended including the separation from established residential neighborhoods and historic districts as mentioned also. Mary Rouse seconded the motion as recommended above. The vote in favor passed unanimously. The chairman asked staff to forward this amendment immediately to the city planners and ask them to consider at their upcoming Planning Commission meetings if possible.

Excerpt from the Sullivan County Zoning Resolution – Existing land use categories

A-103.2 Community Facilities Activities

4. **Essential Public Transport, Communication and Utility Services** - Public or quasi-public facilities necessary and incidental to the operation of transport, communication, and utility services. These facilities operate primarily as distribution networks and do not include production, storage or processing facilities for the product or service being distributed.
5. **Extensive Impact Facilities** - This is a diverse grouping of facilities that share the characteristic of potentially exerting high-level impact upon surrounding properties. While the nature of the impact varies with the particular use, all the activities included within this grouping must be carefully managed if surrounding activities are to be adequately protected from adverse characteristics associated with the activities included within this grouping.
7. **Intermediate Impact Facilities** - This classification includes a diverse listing of activities which share the characteristic of exerting a significant effect upon surrounding land uses due to their traffic generation characteristics, parking requirements, land requirements or potential nuisances associated with such uses.

Staff notes: please note, these definitions are found under the Community Facilities Heading NOT a Commercial Land Use

- **Essential** utilities would be the overhead and underground utility lines and poles for example
- **Extensive Impact** would be the Electricity or other utility generating facility = for example the TVA Hydroelectric facility at the South Holston Dam is zoned manufacturing.
- **Intermediate Impact** would be the substations for example and for public and semi-public ownership.

However, it would be beneficial to specifically have Renewable Energy Commercial Facilities such as solar farms defined with Supplemental Regulations included.

Ambre,

I did a search to see if there are any statutes that affect zoning as it applies to solar farms. I did not find much:

TCA 66-9-202: "The general assembly further finds that encouragement and protection of solar energy systems is a valid objective which counties and municipalities may consider in promulgating zoning regulations."

TCA 13-7-101: "Protection and encouragement of access to sunlight for solar energy systems may be considered in promulgating zoning regulations pursuant to this section."

TCA 13-7-201: "Protection and encouragement of access to sunlight for solar energy systems may be considered in promulgating zoning regulations pursuant to this section."

TCA 13-7-103: "Such regulations (zoning) shall be designed and enacted for the purpose of promoting the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the state and of its counties, including, amount other things, ... promoting adequate light and air, including protecting and encouraging access to sunlight for solar energy systems...."

TCA 4-3-512: "The office of energy programs (under the Tennessee Department of Environment and Conservation) has the power in promoting conservation to: (8) Develop and carry out its programs on its own initiative, in cooperation with federal, state or local governments, or with private citizens. Such plans, project or programs may include, but are not limited to: (G) Encouragement of the use and development within the state of solar, geothermal and other renewable energy resources."

I'm not saying the above list is exhaustive, there may be others; however, I do think any other such statutes would be known by planners.

Hope this helps. Let me know if you need more.

Dan

Ambre Torbett

To: Garland, Savannah
Subject: County ZTA approved

Good afternoon Savannah,

Thanks so much for the follow up.

Ambre M. Torbett, AICP

Director of Planning & Community Development

Sullivan County Planning & Codes Dept.

3425 Hwy. 126 | Historic Snow House

Blountville, TN 37617

423 | 279.2603 (desk)

423 | 323.6440 (main)

www.sullivancountyttn.gov

Hi Ambre,

The Kingsport Planning Commission voted unanimously to send a positive recommendation to the Sullivan County Planning Commission for amending the Text Amendment.

Thank you,
Savannah

Savannah Garland

Planner

City of Kingsport

P: 423-343-9783

SavannahGarland@KingsportTN.gov



415 Broad Street, 2nd Floor
Kingsport, TN 37660

Ambre Torbett

From: Heather Moore <hmoore@bristoltn.org>
Sent: Tuesday, January 25, 2022 3:17 PM
To: Ambre Torbett
Subject: Bristol Planning Commission recommendation to Sullivan County Commission - Sullivan County Text Amendment Recommendation - Renewable Energy Supplemental Regulations

Ambre, good afternoon. I hope your day is going well. Bristol Municipal Regional Planning Commission met on January 24, 2022. On that date they voted unanimously (eight) to send a favorable recommendation to Sullivan County Commission on the proposed Sullivan County Text Amendment Recommendation - Renewable Energy Supplemental Regulations. Please let me know if you have any questions.

Regards,

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

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

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

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

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

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

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

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

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

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

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

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

Cont.	PMD-2	PMD-1	M-2	M-1
K. Commercial/Recreational – Limited Outdoor and Indoor Sport Shooting Ranges (amended on 03/15/10)	PC	PC	PC	PC
III. COMMUNITY FACILITY ACTIVITIES				
A. Administrative Services *	PC	PC	SUP	SUP *
B. Child Care Facilities, any type	PC	PC	SUP	SUP
C. Community Assembly	X	X	X	X
D. Essential Public Transport, Communication and Utility Service	SUP	SUP	SUP	SUP
E. Extensive Impact Facilities – Limited (see B-104.6 part 6)	PC	X	PC	X
F. Intermediate Impact Facilities (Telecommunication Transmission Facilities – PC approval)	PC	PC	SUP	SUP
G. Religious Facilities	X	X	X	X
H. Special Institutional Care Facilities	X	BZA	X	BZA
I. Waste Disposal Operations	PC	X	PC	X
J. Substance Abuse Medical Clinics (amended on 11/15/2010)	X	X	BZA	X
IV. AGRICULTURAL AND EXTRACTIVE ACTIVITIES				
A. Agricultural – General	P	P	P	P
B. Agricultural – Intensive	PC	PC	PC	PC
C. Agricultural Services	P	P	P	P
D. Plant and Forest Nurseries	PC	PC	PC	PC
V. ACCESSORY ACTIVITIES				
A. Accessory Storage – Enclosed Structure	PC	PC	SUP	SUP
B. Accessory Child Care	PC	PC	SUP	SUP
C. Administrative Office	PC	PC	SUP	SUP
D. Operation of Cafeteria	PC	PC	PC	PC
E. Outdoor Storage	PC	PC	SUP	SUP
F. Production for Retail Sale	X	X	X	X
G. Residential Occupancy (approved administratively - Amended 09 17 07)	P	P	X	P
KEY TO INTERPRETING USE CLASSIFICATIONS				
P = Indicates Permitted Use.				
SUP = Indicates Use Permitted with Supplemental Provisions.				
PC = Indicates Permitted Use on Site Plan Review by the Planning Commission.				
O = Indicates Use Allowable within Special Overlay District				
(See Article VIII, Section 8-401, ADULT ENTERTAINMENT DISTRICTS)				
BZA = Special Exception of Use after Approval of the Board of Zoning Appeals				
NOTES:				
(1) See Section 5-104.				
*Approved Alternative Training Facilities – Use of Cargo Shipping Containers for Administrative Services (PC approved with Supplemental Design Guidelines in Appendix B-104.6 Subpart 1D) amended on May 17, 2010.				

5-103 BULK REGULATIONS

5-103.1 General - The minimum lot dimensions, maximum lot coverage, minimum front, rear, interior and street side yards, maximum building heights and minimum separation between buildings on the same zone lot within any base manufacturing district shall be as indicated in TABLE 5-103A, (Bulk Regulations for Manufacturing Districts), and the additional bulk regulations specified in this section. For certain uses, alternative bulk regulations may be specified in this section or other sections of this zoning resolution.

5-103.2 Lot Dimensions - No lot shall be created and no building permit or zoning approval shall be issued for any lot that does not meet the following minimum dimensional requirements.

1. Lot Area

a. Minimum Area

Within the various manufacturing districts, the minimum horizontal area of a lot shall not be less than that indicated in TABLE 5-103A, (Bulk Regulations for Manufacturing Districts), or as may be otherwise specified in this resolution.

Dwelling, Townhouse-Apartment – Single-family dwelling unit designed in a series or cluster of buildings on one parcel as part of a multi-family housing complex. For purposes of this resolution, such type of housing shall not be considered the same as condominiums or patio homes.

2. Semi-Transient Residential Activities:

Lodging House - This is a general term and includes all places of semi-transient residential occupancy (as herein defined). The term lodging house is intended to include dormitories, rooming houses, boarding houses, apartment hotels, residential hotels and all similar facilities coming within the general definition of semi-transient residential activities.

Semi-Transient Residential Establishment - An establishment where lodging is provided for compensation partly on a weekly or longer basis and partly for a shorter time period, but with less than thirty (30) percent of the living units under the same ownership or management on the same zone lot being occupied on a less than monthly basis; but excluding institutional living arrangements involving the provision of specific kinds of forced residence, such as nursing homes, orphanages, asylums, and prisons.

A-103.2 Community Facilities Activities

1. Childcare Facility - A licensed establishment wherein an agency, person or persons regularly provides non-medical care for a group of five (5) or more children for periods of less than twenty-four (24) hours a day. Childcare facilities as herein defined do not include pre-schools, nursery schools, kindergartens, or other facilities the primary purpose of which is educational, recreational or medical. There are four types of Childcare facilities as defined by the State:

- a. Childcare Home – Family - A licensed family dwelling of a person or persons who regularly provides direct care during part of a twenty-four (24) hour day to five (5) to seven (7) children.
- b. Childcare Home – Group - A licensed, childcare home or an agency that regularly provides care for eight (8) to twelve (12) children in either a family dwelling of the licensee / care provider or in a premises other than the family dwelling. The number of children being provided care may be increased to fifteen (15), if four or more of the children are of school age and if adequate space is available to accommodate the additional children as provided in Tennessee State law and this resolution.
- c. Childcare Center - A licensed agency that provides for the care of thirteen (13) or more children.
- d. Daycare – Minor Home Occupation – Four or less unrelated children.

2. Community Assembly - An establishment providing meeting, recreational, or other social facilities for a private or non-profit association, primarily for use by members and guests.

3. Cultural and Recreational Services – Any type of use offering family entertainment type services whether outdoor or indoor facilities, such as: camping, golfing, swimming, hiking, fishing, musical events, performances, picnic areas, outdoor paintball, horseback riding, archery, boating, non-motorized bicycle motor cross, skateboard/roller blade, ice-skating, miniature golf, and other similar outdoor recreational activities, which operate on a seasonal basis open to the public and managed/owned by a governmental and/or non-profit entity. This category shall not be considered the same as commercial campgrounds that fall under the Commercial Activity – group assembly and commercial outdoor recreational facilities. (Amended on 09 17 07).

Essential Public Transport, Communication and Utility Services - Public or quasi-public facilities necessary and incidental to the operation of transport, communication and utility services. These facilities operate primarily as distribution networks and do not include production, storage or processing facilities for the product or service being distributed.

5. Extensive Impact Facilities - This is a diverse grouping of facilities that share the characteristic of potentially exerting high-level impact upon surrounding properties. While the nature of the impact varies with the particular use, all the activities included within this grouping must be carefully managed if surrounding activities are to be adequately protected from adverse characteristics associated with the activities included within this grouping.

Existing
Definitions,
No
change

- Existing
6. **Health Care Facilities** - Establishments included within this grouping are principally involved in providing a broad range of health care, treatment and convalescent services to individuals suffering physical or emotional distress. Facilities within this grouping include the following:
 - a. **Center for Observation and Rehabilitation** - A licensed medical facility wherein services more intensive than those required for room, board, personal services and general nursing care are provided to an in-patient population, but which involves no form of forced residency of the type required within drug and alcohol rehabilitation facilities.
 - b. **Hospital** - An institution that (1) offers services more intensive than those required for room, board, personal services and general nursing care; (2) offers facilities and beds for use beyond twenty-four (24) hours by individuals requiring diagnosis, treatment or care for illness, injury, deformity, infirmity, abnormality, disease or pregnancy; and (3) regularly makes available clinical laboratory services, diagnostic services (including X-Ray, C-T Scan, etc.,) and treatment facilities for surgery or obstetrical care or other definitive treatment. This activity may include offices for medical or dental personnel, central service facilities such as pharmacies, medical laboratories, and other related uses.
 - c. **Medical Clinics** - A public or private nonprofit institution providing a full range of basic general medical care designed to preserve the health, prevent disease and care for the common illnesses and disabilities of the population within a specified geographic area.
 7. **Intermediate Impact Facilities** - This classification includes a diverse listing of activities which share the characteristic of exerting a significant effect upon surrounding land uses due to their traffic generation characteristics, parking requirements, land requirements or potential nuisances associated with such uses.
 8. **Religious Facilities** - Any structure or site such as a church, synagogue, chapel, sanctuary or cathedral used for purposes of individual or collective involvement with a religious activity, such as rites, rituals, ceremonies, prayers and discussions.
 9. **Special Institutional Care Facilities** - This is a general term that is intended to include all facilities that involve forced residency, full time supervision and care for: (1) individuals who are legally confined due to violations of law; (2) individuals who are addicted to drugs and/or alcohol; and (3) individuals who are mentally ill, including the criminally dangerous or others who for their own protection or the protection of society must be confined.
 10. **Special Personal and Group Care Facilities** - This is a general term that is intended to include residential facilities for the care of elderly or infirm persons who may require special care and/or supervision. The term is intended to include facilities that are principally residential in nature but wherein long-term medical or rehabilitative services are provided for the residents. This term is not intended to include facilities for the criminally dangerous or psychotic. Special personal and group care facilities include the following:
 - a. **Assisted Living Facilities for Elderly or Handicapped Persons** - A residential facility other than a dwelling unit (as defined above) intended for occupancy by unrelated individuals who are handicapped, aged, or disabled and wherein meals are prepared and served in a common dining facility and limited assistance is provided for daily activities.
 - b. **Convalescent Homes** - (See Nursing Homes.)
 - c. **Family Care Facilities** - A licensed facility wherein residential services are provided to eight (8) or fewer unrelated individuals who are handicapped, aged, disabled or otherwise in need of adult supervision in accordance with their individual needs. This grouping does not include facilities providing residential services to delinquent minors, the criminally dangerous, the addicted, and/or mentally ill individuals.
 - d. **Group Care Facilities** - A licensed facility wherein residential services are provided to nine (9) or more unrelated individuals who are handicapped, aged, disabled or otherwise in need of adult supervision in accordance with their individual needs. This grouping does not include facilities providing residential services to delinquent minors, the criminally dangerous, the addicted, and/or mentally ill individuals.
 - e. **Day-Care Facilities for Elderly Persons** - A licensed establishment wherein an agency, person or persons regularly provides non-medical care for a group of unrelated individuals who are handicapped, aged, disabled or otherwise in need of adult supervision in accordance with their individual needs for periods of less than twenty-four (24) hours a day.
 - f. **Nursing Homes** - A general term used to describe a licensed establishment providing bed care and in patient services for individuals needing regular medical attention, but excluding

B-102 LISTING OF PRINCIPAL ACTIVITY TYPES - All principal activities are hereby classified into the following types.

- A. Residential Activities**
 Permanent
 Semi-transient
- B. Community Facility Activities**
 Administrative Services
 Childcare Facilities
 Community Assembly
 Cultural and Recreational Services
 Educational Facilities
 Essential Public Transport, Communication —
 and Utility Services
 Extensive Impact Facilities —
 Health Care Facilities
 Intermediate Impact Facilities —
 Religious Assembly Facilities
 Special Institutional Care Facilities
 Special Personal and Group Care Facilities
 Waste Disposal Operations
- C. Commercial Activities**
 Adult Entertainment
 Animal Care and Veterinary Services
 Automotive Parking
 Automotive and Marine Craft Sales, Service and Repair
 Banking, Financial, Insurance and Real Estate Services
 Convenience Retail Sales and Services
 Entertainment and Amusement Services- Limited
 General Business and Communication Services
 General Retail Sales and Services
 Group Assembly and Commercial Outdoor Recreation
 Outside Material and Equipment Sales and Repair Yards
 Professional Services - Medical
 Professional Services - Non-medical
 Restaurant, Full-Service
 Restaurant, Take-Out
 Scrap Operations/Junkyards/automobile wrecking yards
 Self Service Storage
 Storage yards
 Transient Habitation
 Warehousing, Goods Transport and Storage
 Wholesale Sales
- D. Manufacturing Activities**
 Manufacturing - Basic Industry
 Manufacturing - General
 Manufacturing - Hazardous Operations
 Manufacturing - Limited
- E. Agricultural and Extractive Activities**
 Agriculture - General
 Agriculture - Intensive
 Agricultural Services
 Mining and Quarrying
 Plant and Forest Nurseries
 Landscaping/Hardscaping

Existing
 Use Classification

Appendix
B-103.2

5. Activity Type - Educational Facilities

- a. Intent and Limitations - This grouping is intended to include services and facilities typically performed by public, parochial and private nursery schools, kindergartens, primary and secondary schools. The grouping is not intended to include special training and schooling services offered by private individuals for profit or technical schools, colleges and universities.
- b. Use Listing
Public, Parochial, and Private Kindergartens
Primary and Secondary Schools

6. Activity Type - Essential Public Transport, Communication, and Utility Services

- a. Intent and Limitations - This grouping is intended to include facilities necessary and incidental to the operation of transport, communication, and utility services. The grouping is not intended to include major transport terminals or utility production and processing facilities.
- b. Use Listing
Electrical and Gas Distribution Lines Substations
Gas, Electric, and Water Distribution Lines and
Pumping Facilities for Water and Sewer Systems
Rights-of-Way for all Modes of Transportation
Sewage Collection Lines

edit -
to conform
with
definitions

7. Activity Type - Extensive Impact Facilities

- a. Intent and Limitations - This grouping is intended to include public activities and facilities that have a high degree of impact upon surrounding land uses due to nuisance characteristics, traffic generation, and parking requirements. This grouping does not include operation engages in storage, processing or reprocessing, transport or disposal of waste materials. (See Waste Disposal Operations and Commercial Scrap Operations)
- b. Use Listing
Airports, Air Cargo Terminals, Heliports, Helistops,
or Any Other Aeronautical Device
Electricity Generating Facilities (excluding Commercial Solar and Wind/Turbine Farms)
Major Petroleum and Natural Gas Transmission Lines
and Facilities
Marine Terminals
Military Bases or Reservations
Railroad, Bus, and Transit Terminals
Railroad Yards and Other Transportation Equipment
Marshaling and Storage Yards
Renewable Energy: Commercial Solar & Wind/Turbine Farms
Water and Sewage Treatment Plants

edit

8. Activity Type - Health Care Facilities

- a. Intent and Limitations - This grouping is intended to include medical and other health care facilities that are required for promotion and protection of public health and safety. This grouping is not intended to include the offices, clinics, laboratories, etc., of private physicians or of other health care professionals.
- b. Use Listing
Center for Observation and Rehabilitation
Hospitals
Medical Clinics

9. Activity Type - Intermediate Impact Facilities

- a. Intent and Limitations - This grouping is intended to include a broad range of public and private activities that have a significant effect upon surrounding land uses due to their traffic generation characteristics, parking requirements, land requirements, or potential nuisances associated with such uses.
- b. Use Listing
Cemeteries, Columbarium, and Mausoleums
Colleges, Junior Colleges, and Universities,
but Excluding Profit-Making Business Schools
Commercial Boat Docks, Marinas, and Yacht Clubs
Electrical and Gas Substations (Excluding Commercial Solar and Wind/Turbine Farms)
Funeral Homes and Crematoriums
Golf Courses
Major Mail Processing Centers
Radio, Telephone, Television Towers, and
Transmission Facilities (Cell towers)
Water Storage Facilities

10. Activity Type - Religious Assembly Facilities

- a. Intent and Limitations - This grouping is intended to include facilities utilized by various religious organizations for worship or community service functions and all facilities and operations related thereto, including, but not limited to, child care facilities, youth ministry facilities and parents day out. The grouping is not intended to include facilities that primarily function to produce products, including printed matter, for sale or general distribution to groups other than the immediate membership of the organization located upon the same zone lot nor is it intended to include school facilities providing primary or secondary education.
- b. Use Listing
Chapels
Churches
Convents and Monasteries
Sanctuaries
Synagogues
Temples

11. Activity Type - Special Institutional Care Facilities

- a. Intent and Limitations - This grouping is intended to include facilities that involve forced residency, full time supervision and care for: (1) individuals legally confined due to violations of law; (2) individuals who are addicted to drugs and/or alcohol and (3) individuals who are mentally ill, including the criminally dangerous
- b. Use Listing
Detention and/or Correctional Institutions
Drug and Alcohol Rehabilitation Facilities
Institutional Care Facilities: (Including All Types
of Asylums for the Psychotic or Insane)
Half-way Houses (Serving Convicted Felons or
Recovering Substance Abusers)

12. Activity Type - Special Personal and Group Care Facilities (See Note)

- a. Intent and Limitations - This grouping is intended to include a wide variety of residential facilities for the care of young and/or disabled persons who require special care or supervision including bed care and in-patient services. This grouping is not intended to include facilities primarily oriented

- b. The use shall comply with all of the district bulk regulations, applicable off-street parking requirements and landscaping and buffering standards.
 - c. Buffering standards as defined in the definitions shall be required alongside and rear lot lines and a thirty-foot (30) building setback shall be required on all property lines. The Planning Commission may require additional plantings and/or screening for buffering purposes.
 - d. All campgrounds shall be subject to the minimum applicable standards as also required for temporary commercial campgrounds (See Appendix B-106).
5. Educational Facilities - All uses classified in the educational facilities activity type shall be subject to the following supplementary regulations.
- a. The Board of Zoning Appeals may grant a variance from minimum yard requirements whenever an existing structure is proposed for conversion to a community education facility.
 - b. Any school in existence upon adoption of this resolution shall not be subject to the land area requirements of this section but shall be subject to all other code requirements including fire, electrical, plumbing and building codes if applicable.
6. Extensive Impact Facilities - In all districts where authorized as special exception (BZA) uses, Planning Commission approval (PC) required or uses permitted with supplemental provisions (SUP), the following supplementary regulations shall apply to uses classified in the extensive impact activity type.
- a. The location, size, and design of such facilities shall be such that the proposed development shall be compatible with the development within the surrounding area, thus reducing the impact upon the surrounding area.
 - b. The traffic generated by such facility shall be safely accommodated along arterial and collector streets without traversing local minor streets.
 - c. The proposed facility shall provide a basic community function or essential service necessary for a convenient and functional living environment in order to be located on the proposed site.
 - d. The off-street parking requirements shall be determined by the Planning Commission.
 - e. Renewable Energy for Commercial Production and Resale shall be permitted only in Planned Manufacturing Districts (PMD-1 and PMD-2). The following Supplemental Regulations shall apply to all Commercial Solar Farms and Wind/Turbine Farms:
 - i. When such renewable energy structures and facilities are considered the primary use of the property, the panels and equipment shall meet the primary building setbacks of the district;
 - ii. Such land use shall require a comprehensive development plan for review by the Sullivan County Regional Planning Commission for approval per 5-104 Regulations and Procedures;
 - iii. Such commercial solar or wind/turbine farm shall not be located within one-mile of a designated historic overlay district or national register of historic properties or district.
7. Health Care Facilities - In all districts where authorized as a use permitted with supplemental provisions (SUP), Planning Commission approval (PC) required or a special exception (BZA) use, the following supplementary regulations shall apply to uses classified in the health care activity type as indicated.
- a. Minimum Lot Area
 - i. No health clinic shall be permitted on a zone lot, unless it contains a minimum of ten thousand (10,000) square feet, or twice the lot area requirements of the district, whichever is greater.
 - ii. No hospital or center for observation or rehabilitation shall be permitted on a zone lot, unless it contains a minimum of five (5) acres.
 - b. Hospital, Centers for Observation or Rehabilitation - The minimum side and rear yards for hospitals and centers for observation or rehabilitation shall be fifty (50) feet for one (1) or two (2) story building.
 - c. All other regulations of the zone district shall apply.
 - d. There shall be provided along the entire site boundaries fencing, screening, and landscaping as appropriate to protect any surrounding residential area.
 - e. The location and operation of such facility shall be in keeping with the character of the surrounding area and shall not have an adverse effect on the properties in the surrounding area.

AND THEREUPON COUNTY COMMISSION ADJOURNED AT 9:40 PM UPON MOTION MADE BY COMMISSIONER DAVID AKARD TO MEET AGAIN IN REGULAR SESSION ON MARCH 17, 2022.



RICHARD VENABLE

COMMISSION CHAIRMAN