

COUNTY COMMISSION-REGULAR SESSION

MAY 19, 2022

BE IT REMEMBERED THAT:

COUNTY COMMISSION MET PURSUANT TO ADJOURNMENT IN REGULAR SESSION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS THIS THURSDAY EVENING, MAY 19, 2022, 6:00 P.M. IN BLOUNTVILLE, TENNESSEE. PRESENT AND PRESIDING WAS HONORABLE RICHARD VENABLE, CHAIRMAN, COUNTY CHAIRMAN AND 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 Larry Crawford gave the invocation. The pledge to the flag was led by Sheriff Jeff Cassidy.

COMMISSIONERS PRESENT AND ANSWERING ROLL WERE AS FOLLOWS:

DAVID AKARD	BARRY L. HOPPER
	SAMUEL "SAM" JONES
TODD BROUGHTON	DWIGHT KING
DARLENE CALTON	TONY LEONARD
MICHAEL COLE	
LARRY CRAWFORD	RANDY MORRELL
ANDREW CROSS	ARCHIE PIERCE
JOYCE NEAL CROSSWHITE	ANGIE STANLEY
JOHN GARDNER	ALICIA D. STARNES
COLETTE GEORGE	
HERSHEL GLOVER	MARK VANCE
TERRY HARKLEROAD	DOUG WOODS

21 PRESENT, 3 ABSENT
(Absent at Roll Call -BLALOCK, LOCKE, STIDHAM)

*LOCKE IN AT 6:40 P.M. AND STIDHAM IN AT 6:55 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. Gardner and seconded by Comm. Morrell to approve the minutes of the Regular Session of the County Commission held on April 21, 2022. Said motion was approved unanimously by Voice Vote.

Agenda subject voting report

324

Meeting name

Sullivan County Commission May 19 2022

5/19/2022

2 Roll Call by Teresa Jacobs, County Clerk
Roll Call

Description Roll Call
Chairman Venable, Richard

Total vote result

Voting start time 6:01:56 PM
Voting stop time 6:02:22 PM
Voting configuration Roll Call - Attendances
Voting mode Open
Vote result

Present	21
Total Present	21
Total Seats	28
Absent	3

Group voting result

Group	Yes	Absent
No group	21	0
Total result	21	0

Individual voting result

Name	Yes	Absent
Akard, David ()	X	
Blalock, Judy ()		X
Broughton, Todd ()	X	
Calton, Darlene ()	X	
Cole, Michael ()	X	
Crawford, Larry ()	X	
Cross, Andrew ()	X	
Crosswhite, Joyce ()	X	
Gardner, John ()	X	
George, Colette ()	X	
Glover, Hershel ()	X	
Harkleroad, Terry ()	X	
Hopper, Barry ()	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, May 19, 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
 - Clay Walker - NETWORKS
- ❖ Elections, Confirmations and Appointments
- ❖ Approval of Commission Minutes from Previous Meeting
- ❖ Approval of Notary Publics
- ❖ Public Comment
- ❖ Amendments to Zoning Plan
- ❖ Consent Agenda
- ❖ Resolutions:
 - Old Business
 - New Business
- ❖ Other Business/ Announcements/ Non-Agenda Items

Adjournment



Sullivan County, Tennessee 326

PROCLAMATION

Recognizing Sullivan County E.M.S.

Whereas, emergency medical services is a vital public service; and,

Whereas, the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and,

Whereas, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and,

Whereas, emergency medical services has grown to fill a gap by providing important, out of hospital care, including preventative medicine, follow-up care, and access to telemedicine; and,

Whereas, the emergency medical services system consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and,

Whereas, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and,

Whereas, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week.

Now Therefore, I, Mayor Richard S. Venable, Mayor of Sullivan County, in recognition of this event do hereby proclaim the week of May 15-21, 2022, as
EMERGENCY MEDICAL SERVICES WEEK
and I encourage the community to observe this week with appropriate ceremonies, and activities.



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 19th day of May 2022.

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

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

327

Notaries to be elected May 19, 2022

ROB ATKINSON
TIM M. BOWEN
BERNARD H. BUCKLES
OLIVIA R BURKE
JEANETTE DIANE CAMPBELL-
MIRUCKI
DANIEL CAPOEMAN
REBECCA R CARTER
COREY J CARTER
CHASE CLUESMAN
COURTNEY ZYEDA COLE
JOSEPH H DAVIS III
ROBERT BRAD DINGUS
TERESA RENEE DINKEL
TYANNAH DORRAH
ROBIN FREE
PAULA FREEMAN
ERICA GRIFFITTS
SHEA HALE
HOUSTON HARRIS
RHONDA G HUTCHINS
DAVID D. HYDE
TUESDAY LYNNE KAZUKAUSKAS
MATTHEW JAMES LARKINS
KIMBERLEIGH LESTER

ANITA MATTERA
ELIZABETH GRACE MCMILLAN
SIDNEY MITCHELL
JAMES S MONTGOMERY

MELISSA MOORE
MELINDA MURRAY
ERIC REECHER
JAMES L. ROBERTS
SARRAH MICHELLE ROSSI
SHEILA SARAU
AMBER SHEPHERD
JOSEPH SHOCKLEY
CARMAN ANN SMITH
THELMA S SMITH
KAREN SOCHON
MCKINSEY LEE STOUT
CALEB BAKER TESTER
ERICA RENE VANHOOSE
CARLOS ANDREW VILLA
DEVON WADE
JAMES F. WHITE
FELICIA WYKE

PERSONAL SURETY
JEANETTE D. CAMPBELL MIRUCKI
R. WAYNE CULBERTSON

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

21 YES, 3 ABSENT

STATE OF TENNESSEE
COUNTY OF SULLIVAN

APPROVAL OF NOTARY

SURETY BONDS

May 19, 2022

Name of Notary	Personal Surety	Personal Surety
Brittany Leigh Potter	Nancy Kite	Mattie Feathers

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

21 YES, 3 ABSENT

Agenda subject voting report

323

Meeting name

Sullivan County Commission May 19 2022

5/19/2022

15 Approval of Notary Publics
Vote

Description May 2022
Chairman Venable, Richard

Total vote result

Voting start time 6:22:00 PM
Voting stop time 6:22:13 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

Group voting result

Group	Yes	Absent
No group	21	0
Total result	21	0

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			
Hopper, Barry ()	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 COMMISSIONERS
County Commission - Regular Session
PUBLIC COMMENT
 May 19, 2022

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

PLEASE PRINT INFORMATION

	Name	Street Address	City	<input type="checkbox"/>
1	Glenna Kyte	346 Laura Lane	Bristol, TN	<input checked="" type="checkbox"/>
2	Jerry Kyte	346 Laura Lane	Bristol, TN	<input checked="" type="checkbox"/>
3				<input type="checkbox"/>
4				<input type="checkbox"/>
5				<input type="checkbox"/>
6				<input type="checkbox"/>
7				<input type="checkbox"/>
8				<input type="checkbox"/>
9				<input type="checkbox"/>
10				<input type="checkbox"/>
11				<input type="checkbox"/>
12				<input type="checkbox"/>

Sullivan County
Board of County Commissioners
242nd Annual Session

Item 1
 No. 2022-05-01

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of May 2022.

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

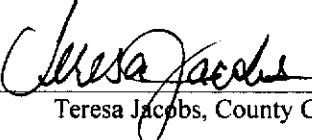
WHEREAS, the rezoning petition(s) have been duly initiated; have been before the appropriate Regional Planning Commission (recommendations enclosed); and shall receive a public hearing as required prior to final action from the County Commission; and

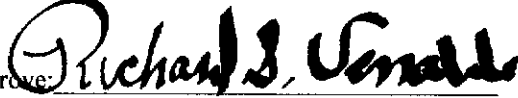
WHEREAS, such rezoning petition(s) and/or the proposed text amendment(s) will require an amendment to the SULLIVAN COUNTY ZONING PLAN – Zoning Map or Zoning Resolution.

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 19th day of May, 2022.

Attest: 
 Teresa Jacobs, County Clerk

Approved: 
 Richard S. Venable, County Mayor

Introduced by: Commissioner Darlene Calton

Seconded by: Commissioner John Gardner

2022-05-01 ACTIONS: 05-19-22 Approved 21 Yes, 3 Absent



Agenda subject voting report

384
5/19/2022

Meeting name **Sullivan County Commission May 19 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 6:24:03 PM

Voting stop time 6:24:21 PM

Voting configuration Vote

Voting mode Open

Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

Group voting result

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

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
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			
Hopper, Barry ()	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

385
5/19/2022

Meeting name **Sullivan County Commission May 19 2022**

21 Zoning Amendment
Vote

Description

Applicant # 1
Hyder Barnett

Chairman Venable, Richard

Total vote result

Voting start time 6:32:41 PM
 Voting stop time 6:33:00 PM
 Voting configuration Vote
 Voting mode Open
 Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

Group voting result

Group	Yes	Absent
No group	21	0
Total result	21	3

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()				X
Broughton, Todd ()	X			
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hopper, Barry ()	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 May 19 2022

5/19/2022

22 Zoning Amendment
Vote

Description

Applicant # 2

- Mark Blizard & David Blizard

Chairman

Venable, Richard

Total vote result

Voting start time 6:36:21 PM

Voting stop time 6:36:38 PM

Voting configuration Vote

Voting mode Open

Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

Group voting result

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

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()				X
Broughton, Todd ()	X			
Calton, Darlene ()	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			
Hopper, Barry ()	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

357

Meeting name

Sullivan County Commission May 19 2022

5/19/2022

23 Zoning Amendment
Vote

Description

Applicant # 3
– Terry & Glenna Kyte

Chairman

Venable, Richard

Total vote result

Voting start time 6:40:00 PM
Voting stop time 6:40:15 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

Group voting result

Group	Yes	Absent
No group	22	0
Total result	22	0

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()				X
Broughton, Todd ()	X			
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hopper, Barry ()	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

358

Meeting name

Sullivan County Commission May 19 2022

5/19/2022

24 Zoning Amendment
Vote

Description

Applicant # 4

– Dennis & Bessie McCracken and Ricky & Sherry Fleenor

Chairman

Venable, Richard

Total vote result

Voting start time 6:43:56 PM
Voting stop time 6:44:07 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

Group voting result

Group	Yes	Absent
No group	22	0
Total result	22	0

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()				X
Broughton, Todd ()	X			
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hopper, Barry ()	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 May 19 2022

5/19/2022

25 Zoning Amendment
Vote

Description

Amendments to the Zoning Text

Chairman

Venable, Richard

Total vote result

Voting start time 7:00:14 PM
Voting stop time 7:00:30 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	23
Abstain	0
No	0
Total Present	23
Absent	1

Group voting result

Group	Yes	Absent
No group	23	0
Total result	23	0

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()				X
Broughton, Todd ()	X			
Calton, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hopper, Barry ()	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 2
No. 2022-04-32

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of April 2022.

RESOLUTION TO CLOSE SULLIVAN GARDENS BRANCH OF SULLIVAN COUNTY LIBRARY

WHEREAS, pursuant to T.C.A. §10-3-104 the Board of Trustees of the Sullivan County Public Library may establish branches of service; and

WHEREAS, on October 21, 1974, this County Commission by resolution approved a request by the Board of Trustees of the Sullivan County Public Library to establish a branch library in the Sullivan Gardens community; and

WHEREAS, on March 28, 2022, the Board of Trustees of the Sullivan County Public Library voted unanimously to close the Sullivan Gardens branch of the library effective June 30, 2022.

WHEREAS, Sullivan Gardens patrons will be redirected to the Colonial Heights branch library located approximately six miles away. Staff and library resources will be redistributed throughout the library system.

NOW, THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approve the action of the Board of Trustees closing the Sullivan Gardens branch of the library effective June 30, 2022.

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

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

2022-04-32 ACTIONS: 04-21-22 1st Reading; 05-19-22 Failed 21 No, 2 Yes, 1 Absent

Commissioner Hopper made a motion to amend in order to survey the community to see how many citizens would go on record in support of keeping the library open. Seconded by Comm. Akard. Roll Call Vote was taken on the amendment and Failed. 19 No, 4 Yes, 1 Absent. After the vote was announced, Commissioner Hopper stated he would like the record to show that he mistakenly voted in the affirmative on this resolution.



Agenda subject voting report

341
5/19/2022

Meeting name **Sullivan County Commission May 19 2022**

30 OLD BUSINESS Item 2 Resolution No. 2022-04-32 Sponsors: Cross/ Cole
Vote

Description

RESOLUTION TO CLOSE SULLIVAN GARDENS BRANCH OF SULLIVAN COUNTY LIBRARY

Chairman Venable, Richard

Total vote result

Voting start time **7:45:36 PM**
 Voting stop time **7:45:55 PM**
 Voting configuration Vote
 Voting mode Open
 Vote result

Yes	2
Abstain	0
No	21
Total Present	23
Absent	1

Group voting result

Group	Yes	No	Absent
No group	2	21	0
Total result	2	21	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	
Hopper, Barry ()	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	

Amendment by Comm. Hopper - To survey the community for a period of six months to see how many citizens would go on record in support of keeping the library open.
Comm. Akard seconded the motion.

		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	
Hopper	Barry		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	1	4	19	0
		Absent	Yes	No	Abstain

Sullivan County
Board of County Commissioners
242nd Annual Session

Item 3
No. 2022-04-35

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of April 2022.

RESOLUTION TO REQUEST OFFICIALS OF THE SULLIVAN COUNTY JUDICIAL SYSTEM REPRESENTING SULLIVAN COUNTY COURTS TO REVIEW PROVISIONS OF A *SULLIVAN COUNTY PAY-TO-STAY* PROGRAM AND DISCUSS IDEAS DESIGNED TO REQUIRE AN INMATE TO REPAY A PER DIEM COST OF \$35 AND / OR OTHER COSTS FOR THEIR STAY WHEN COMMITTED TO THE SULLIVAN COUNTY JAIL FOR ANY LENGTH OF TIME OF TWENTY-FOUR (24) HOURS OR MORE.

WHEREAS, the weighty cost of imprisonment is tough on a fiduciary commitment of Sullivan County payers of taxes to house inmates separate and apart from society; and

WHEREAS, the Sullivan County Board of Commissioners has determined that it is in the best interests of Sullivan County to establish a plan to charge inmates for their stay at a rate of \$35 per day and pay charges commensurate with appropriate medical costs, dental procedures, eyeglasses, laboratory tests, elective education programs, vocational education programs, and meals while incarcerated in the Sullivan County Jail; and

WHEREAS, inmates paying for costs of their incarceration reduces culpability due to inmates seeking incarceration as an alternative to have payers of taxes pay these costs on their behalf; and

WHEREAS, while Sullivan County is the beneficiary of solid sales tax proceeds, there remains a desire to institute a practice that assures these proceeds promote a robust process for expending these proceeds on behalf of payers of taxes and residents of Sullivan County; and

WHEREAS, inmates can provide appropriate community service time at a rate of minimum wage to expend responsibilities of their *Pay-to-Stay* obligations; and

WHEREAS, pursuant to the provisions of Tennessee Code Annotated, Section 41-4-142© the Sullivan County jail administrator is authorized to assess the amount of all fees pursuant to these charges associated with an inmate's incarceration; and

WHEREAS, two-thirds (2/3) vote of this legislative body affirms this request to adopt provisions of a *Sullivan County Pay-to-Stay* Program; and

NOW THEREFORE BE IT RESOLVED that this Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session on the 21th day of April 2022 hereby fully supports requesting officials of the judicial system representing Sullivan County courts review a *Sullivan County Pay-to-Stay* Program.



BE IT FURTHER RESOLVED that all money collected from the *Pay-to-Stay* Program is deposited to Sullivan County General Fund with 90% of the aggregate going to Jail Obligation Bond and 6% appropriated to pay raises for jail employees and 4% appropriated to maintenance of the Sullivan County Jail.

BE IT FURTHER RESOLVED that a reassessment on appropriations of the *Sullivan County Pay-to-Stay* Program relative to \$35 per diem be reviewed biannually.

BE IT FURTHER RESOLVED that a copy of this resolution shall be sent by the Sullivan County Clerk to all Tennessee members currently serving in Tennessee General Assembly and Tennessee Director Department of Corrections.

This resolution shall take effect from and after its passage the welfare of Sullivan County citizens requiring it. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Approved this ____ day of _____, 2022

Attest: _____
Teresa Jacobs, County Clerk

Approve: _____
Richard S. Venable, County Mayor

Sponsored By: Commissioner Hershel Glover

Co-Sponsor(s): Commissioner(s) Dwight King

2022-04-35 COMMISSION ACTIONS: 04-21-22 1st Reading; 05-19-22 Deferred



Sullivan County
Board of County Commissioners
242nd Annual Session

Item 4
No. 2022-05-37

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of May 2022.

RESOLUTION TO AUTHORISE SULLIVAN COUNTY TO SUBMIT AND APPLICATION FOR THE FY 2022 CHILDCARE CV COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

WHEREAS, the Sullivan County Commission recognizes the need for providing childcare for Sullivan County; and

WHEREAS, the Sullivan County Commission understands that the Childcare CV Community Development Block Grant (CDBG) program provides assistance to units of local government for this purpose; and

WHEREAS, Tennessee Code Annotated Section 8-4-401 authorizes cities and counties to use the CDBG program;

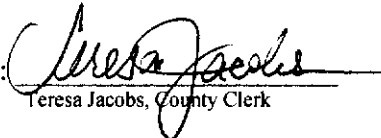
NOW, THEREFORE, BE IT RESOLVED that the Sullivan County Commission hereby authorizes the Mayor of Sullivan County to make, sign, and submit an application requesting Fiscal Year 2022 Childcare CV Community Development Block Grant funds in the amount not to exceed \$15,000, for the purpose of making improvements to Sullivan County childcare; and


BE IT FURTHER RESOLVED that the Sullivan County Commission understands no local cash/match is required; and

BE IT FURTHER RESOLVED that the Mayor of Sullivan County is authorized to enter into any and all necessary agreements and assurances to implement this application and project.

This resolution shall take effect from and after its passage the welfare of Sullivan County citizens requiring it. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Approved this 19th day of May, 2022

Attest: 
Teresa Jacobs, County Clerk

Approved: 
Richard S. Venable, County Mayor

Sponsored By: Commissioner Mark Vance

Co-Sponsor: Commissioner(s) Hunter Locke, Darlene Calton, Larry Crawford

2022-05-37 COMMISSION ACTIONS: 05-19-22 Approved on Waiver of Rules 21 Yes, 3 Absent



Agenda subject voting report

346
5/19/2022

Meeting name **Sullivan County Commission May 19 2022**

54 NEW BUSINESS Item 4 Resolution No. 2022-05-37 Sponsors: Vance/ Locke
Vote

Description

RESOLUTION TO AUTHORISE SULLIVAN COUNTY TO SUBMIT AND APPLICATION FOR THE FY 2022 CHILDCARE CV COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

Chairman Venable, Richard

Total vote result
Voting start time 8:04:58 PM
Voting stop time 8:05:17 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

Group voting result

Group	Yes	Absent
No group	21	0
Total result	21	03

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			
Hopper, Barry ()	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

347

Meeting name

Sullivan County Commission May 19 2022

5/19/2022

Sullivan County
Board of County Commissioners
242nd Annual Session

Item 5
 No. 2022-05-38

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of May 2022.

RESOLUTION for approving proposed terms and authorizing execution of interlocal cooperation and mutual aid agreement for the creation and management of the Tennessee District 1 Task Force.

WHEREAS, pursuant to Tenn. Code Ann. § 12-9-104 et seq., Sullivan County has the power to enter interlocal agreements with a municipality and other public agencies of the state to perform any governmental service, activity or undertaking which each public agency entering into the agreement is authorized by law to perform; and

WHEREAS T.C.A. § 58-8-102 (2) and (3) authorizes local governments to provide one another with emergency assistance and aid; and

WHEREAS, the creation and operation of the Tennessee District 1 Task Force to provide response and rescue services throughout the Northeast area of the state is in the public interest; and

WHEREAS, the terms have been memorialized in an Inter-Local Agreement between Sullivan County d/b/a Sullivan County Emergency Management and participating local governments identified therein (Exhibit A).


NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in regular Session on the 19th day of May 2022 hereby approve the Sullivan County Mayor to execute the Inter-Local Agreement and any necessary related documents, subject to the review of the County Attorney.

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 19th day of May, 2022.

Attest:


 Teresa Jacobs, County Clerk

Approved:


 Richard S. Venable, County Mayor

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

2022-05-38 COMMISSION ACTIONS: 05-19-22 Approved on Waiver of Rules 21 Yes, 3 Absent



**INTERLOCAL COOPERATION AND MUTUAL AID AGREEMENT
FOR THE CREATION & MANAGEMENT OF THE
TENNESSEE DISTRICT 1 TASK FORCE**

This agreement is made and entered into as of the ____ day of _____, 2021 (the "Effective Date") by and between Sullivan County *d/b/a* Sullivan County Emergency Management Agency ("Sullivan County EMA") as the "Sponsoring Agency" and the local government entities identified in Exhibit "A" (the "Participating Agencies"). The Sponsoring Agency and Participating Agencies are referred to collectively as "Agencies" and individually as "Agency" with each Agency's participation beginning upon the date of executing this agreement.

WHEREAS, Tennessee Code Annotated, Section 12-9-101 through 12-9-109 *et seq.*, authorizes public agencies in this state to enter into interlocal cooperation agreements; and

WHEREAS, Tennessee Code Annotated, Section 58-8-102(2) and (3), authorizes local governments to provide one another with emergency assistance and aid; and

WHEREAS, the Agencies wish to avail themselves of all authority conferred by these statutes and any other provision of law, to create and operate the Tennessee District 1 Task Force which will provide response and rescue services throughout the northeast area of the state, and statewide as requested in accordance with Tennessee Code Annotated, Section 58-8-101 *et seq.*, "Mutual Aid and Emergency and Disaster Assistance Act of 2004," and nationally through Emergency Management Assistance Compact (EMAC) requests; and

WHEREAS, it is deemed in the public interest by the parties hereto that such a multi-jurisdictional, regional Tennessee District 1 Task Force be created.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. CREATION AND PURPOSE

The Tennessee District 1 Task Force (Team) is hereby created to provide a coordinated multi-disciplined approach to the management of minor, major, or catastrophic disasters and large-scale or complex incidents including but not limited to swiftwater rescue and floodwater reconnaissance and evacuations, Search and Rescue, and Incident Management.

The Tennessee District 1 Task Force may create more focused teams to address the needs of the Team. The first anticipated focused team will be a Water Rescue Team and others may be created in the future and will fall within the scope of this agreement.



2. MANAGEMENT AND ADMINISTRATION

The Sponsoring Agency shall develop and adopt the program training, education, and membership requirements for members, and the qualifications and credentialing requirements in order to meet or exceed the National Incident Management System (NIMS) National Qualification System and other nationally acceptable standards.

3. CONTRIBUTION OF AGENCIES

The Agencies agree to participate in the formation and operation of the Team.

4. FINANCIAL MATTERS

The financial affairs of the Team will be conducted in accordance with the state law and the procedures established by the State Comptroller. Each Agency will remain responsible for equipment required by team members employed by their Agency as the individual and the Agency participate in the Tennessee District 1 Task Force.

5. PROPERTY OF THE TEAM

5.1 Personal Property and Equipment

Each Agency will assist in making available the property and equipment necessary for the operation of the Team. All property and equipment supplied by an Agency to the Team will remain the property of the contributing Agency and will be operated solely by a member of that Agency. Tennessee District 1 Task Force Insurance will not maintain insurance for this purpose; any insurance should be maintained by the Agency who supplies the equipment.

5.2 Real Property

The Team has no authority to purchase real property or hold real property in the name of the Team.

6. PERSONNEL MATTERS

6.1 Team Members

Tennessee District 1 Task Force members must be full time, part time, or volunteer members of an Agency.



6.2 Employee Status and Benefits.

Each member assigned to the Team will remain an employee of their respective Participating Agency for the purposes of compensation and benefits. Salaries will be paid by the respective Participating Agency, and each member will retain all rights, privileges and benefits including, but not limited to, insurance, retirement, seniority, promotional consideration and workers' compensation.

7. POLICIES

Members assigned to the Team remain obligated to follow the rules and policies of the Tennessee District 1 Task Force and the Participating Agency employing or retaining the member. In the event of a perceived conflict between policies, the Tennessee District 1 Task Force will address the matter with the Team as a whole with the input of Participating Agencies.

8. STATUS OF TEAM MEMBERS

The Sponsoring Agency and each Participating Agency agree that all members assigned to the Team will be entitled to all rights, privileges, exemptions and immunities in every jurisdiction covered by this Agreement as if such duty or activity were performed within the jurisdiction of the Participating Agency by which the member is employed.

9. LIABILITIES

9.1 Members Assigned to the Team Remain Employees of Employing Agency

Each member assigned to the Team will remain an employee of the Agency where the member was employed prior to the assignment. The conduct and actions of such member will remain the responsibility of the employing Agency. Any liability arising from the actions of a member engaged in Team activities will be assumed by the employing Agency in the same manner and to the same extent that the employing Agency would be liable for the member's actions had the member not been engaged in Team activities.

Team members will be considered agents and/or employees of the Agency retaining and/or employing them, within the meaning of Tennessee law, including the Tennessee Governmental Tort Liability Act. At no time will such members be considered the employee of any other Agency or of the Team.

9.2 No Assumption of Liability for Non-Employees

No Agency is assuming any liability for itself or its employees for the actions of any employees of another Agency assigned to the Team.

9.3 Waiver of Claims.



Each Agency agrees that it will make no claim for compensation for any damages or loss to its equipment, or for personal injury, including death, to its employees, occurring as a consequence of Team activities, against any other Agency and expressly waives such claims, except to the extent such claims arise from the negligent acts, errors, or omissions of the other Agency. Each Agency will secure an executed Release and Waiver of Liability from any member from its Agency before the member performs any work for or with the Team.

10. DURATION AND TERMINATION OF AGREEMENT.

The duration of this Agreement is perpetual.

The Agreement will be terminated with respect to a Participating Agency by the withdrawal of the Participating Agency. A Participating Agency may withdraw at any time, provided it gives written notice of its intent to withdraw to the Mayor of the Sponsoring Agency at least ninety (90) days prior to the effective date of the withdrawal.

The Agreement may be completely terminated by either agreement of the Participating Agencies or when there is only one Participating Agency that has not withdrawn.

11. ADDITION OF PARTIES

Local governmental entities with resources and personnel that have completed the membership requirements of the Tennessee District 1 Task Force may initiate becoming a party to this Agreement by providing notice to the Mayor of the Sponsoring Agency. Upon approval of this Agreement by the governing body of the governmental entity (Agency) seeking participation, this Agreement is deemed to be modified to include such governmental entity as a Participating Agency.

12. EFFECTIVE DATE. This Agreement will take effect after its terms are approved by the governments which are parties hereto.

13. EXECUTION OF AGREEMENT. This Agreement shall be valid only when it is executed by the mayor of the City/ County of Sullivan and EMA Director along with the authorized representative(s) of the Participating Agency pursuant to the resolution of each jurisdiction authorizing them to so execute.

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4



IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of this day and o
this year

SPONSORING AGENCY

Sullivan County
d/b/a Sullivan County Emergency Management Agency

Sullivan County Mayor

EMA Director

Attest: _____
Witness

Adopted: _____
Date

Approved as to Form: _____
City/County Attorney



PARTICIPATING AGENCY:

BY: _____

Name & Title

Attest: _____
Witness

Adopted: _____
Date

Approved as to Form: _____
Counsel for Participating Agency
Name _____

**EXHIBIT "A"
PARTICIPATING AGENCIES**

Washington County/Johnson City Emergency Management Agency

Washington County, Tennessee

City of Johnson City

Washington County EMS

Sullivan County, Tennessee

City of Kingsport

City of Bristol



Exhibit "B"

RELEASE AND WAIVER OF LIABILITY AGREEMENT

I _____ (name) understand that my voluntary participation in the **TENNESSEE DISTRICT 1 TASK FORCE** may involve the risk of property damage, personal injury, or death, or other potential damages or injuries of any nature or kind.

Therefore, in consideration for the opportunity to participate in the **TENNESSEE DISTRICT 1 TASK FORCE**, and with the above-stated understanding that I am not to be considered an agent and/or employee of the **TENNESSEE DISTRICT 1 TASK FORCE** or any Participating Agency of the **TENNESSEE DISTRICT 1 TASK FORCE**, other than the Participating Agency by which I am employed or for whom I volunteer (the "Member Agency").

I hereby release and discharge **TENNESSEE DISTRICT 1 TASK FORCE** and any individual Participating Agency thereof (other than the Member Agency), and/or their respective officers, employees, volunteers, agents, or representatives from any and all liability, risk, claims or causes of action arising out my participation in the aforementioned programs or events and hereby waive any such claims or causes of action to the fullest extent allowed by law. I further agree that I will indemnify and hold harmless the **TENNESSEE DISTRICT 1 TASK FORCE** and any Participating Agency (other than the Member Agency) against any and all claim(s) or causes arising out of or in connection with my participation in the aforementioned **TENNESSEE DISTRICT 1 TASK FORCE**. I agree to pay the costs of all such actions, including, but not limited to, all reasonable attorneys' fees, costs and expenses related to such actions.

This Release and Waiver of Liability Agreement shall be construed in accordance with Tennessee law and shall be binding upon me heirs, agents, executors, administrators, representatives, successors or assigns. Photographic, scanned or facsimile copies of this Release and Waive of Liability Agreement may be used in lieu of the original executed copy for any purpose

I HAVE READ AND UNDERSTOOD THE TERMS OF THE FOREGOING RELEASE AND WAIVER OF LIABILITY AGREEMENT AND, BY SIGNING BELOW, ACKNOWLEDGE AND AGREE TO THE TERMS THEREOF AND DEMONSTRATE MY INTENTION TO BE LEGALLY BOUND BY IT.

Name: _____

Member Agency: _____

Date: _____



Agenda subject voting report

336

Meeting name

Sullivan County Commission May 19 2022

5/19/2022

55 NEW BUSINESS Item 5 Resolution No. 2022-05-38 Waiver of Rules Requested Sponsors: Gardner/ Locke
Vote

Description

RESOLUTION for approving proposed terms and authorizing execution of interlocal cooperation and mutual aid agreement for the creation and management of the Tennessee District 1 Task Force

Chairman

Venable, Richard

Total vote result

Voting start time 8:08:22 PM
Voting stop time 8:08:37 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

Group voting result

Group	Yes	Absent
No group	21	0
Total result	21	0

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			
Hopper, Barry ()	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			

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Sullivan County
Board of County Commissioners
242nd Annual Session

Item 6
No. 2022-05-39

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of May 2022.

RESOLUTION to recognize an anonymous donation of \$500,000 received by Sullivan East High School to fund the installation of artificial turf at the baseball and softball fields on the Sullivan East High School campus; and

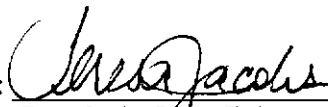
WHEREAS, the Sullivan County Department of Education has established a designated restricted account to house said donation within the General Purpose School Fund; and

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes amending the General Purpose School Budget to reflect the donation and budget the project costs.

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.

Waiver of the Rules Requested

Approved this 19th day of May, 2022.

Attest: 
Teresa Jacobs, County Clerk

Approve: 
Richard S. Venable, County Mayor

Sponsored By: Randy Morrell

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

2022-05-39 COMMISSION ACTIONS: 05-19-22 Approved on Waiver of Rules 21 Yes, 3 Absent



Agenda subject voting report

336

Meeting name

Sullivan County Commission May 19 2022

5/19/2022

56 NEW BUSINESS Item 6 Resolution No. 2022-05-39 Waiver of Rules Requested Sponsors: Morrell/ King
Vote

Description

RESOLUTION to recognize an anonymous donation of \$500,000 received by Sullivan East High School to fund the installation of artificial turf at the baseball and softball fields on the Sullivan East High School campus

Chairman

Venable, Richard

Total vote result

Voting start time 8:12:34 PM
Voting stop time 8:12:49 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

Group voting result

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

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()				X
Broughton, Todd ()	X			
Calton, Darlene ()	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			
Hopper, Barry ()	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			

Agenda subject voting report

359

Meeting name

Sullivan County Commission May 19 2022

5/19/2022

Name	Yes	Abstain	No	Absent
Woods, Doug ()	X			

Sullivan County
Board of County Commissioners
242nd Annual Session

Item 7
 No. 2022-05-40

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of May 2022.

RESOLUTION State of Tennessee allocated \$970,000 for Sullivan County to fund the purchase and necessary improvements to safeguard the premises.

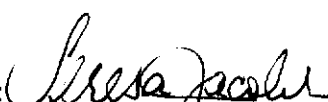
WHEREAS at the April Commission meeting the county authorized an offer to the School Department to fund the purchase of the Blountville Schools in the amount of \$637,500; and,

WHEREAS this transaction is scheduled to be completed in the immediate future which will require the availability of budgeted funds as well as certain costs to secure and stabilize the property.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in regular Session, hereby approve funding in the amount of \$637,500, an additional \$332,500 for transfer cost, and safeguarding the building in the amount of \$332,500 from these state funds. Account codes to be assigned by the Finance Office.

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

Approved this 19th day of May, 2022.

Attest: 
 Teresa Jacobs, County Clerk

Approve: 
 Richard S. Venable, County Mayor

Sponsored By: Commissioner Dwight King

Co-Sponsor(s): Commissioner Darlene Calton, Commissioner Joyce Crosswhite, Commissioner Tony Leonard, everyone voting in the affirmative added as co-sponsors.

2022-05-40 COMMISSION ACTIONS: 05-19-22 Approved on Waiver of Rules, 21 Yes, 3 Absent



Agenda subject voting report

Meeting name

Sullivan County Commission May 19 2022

5/19/2022

63 NEW BUSINESS Item 7 Resolution No. 2022-05-40 Sponsors: King/Calton
Vote

Description

RESOLUTION State of Tennessee allocated \$970,000 for Sullivan County to fund the purchase and necessary improvements to safeguard the premises

Chairman

Venable, Richard

Total vote result

Voting start time 8:18:27 PM
Voting stop time 8:18:48 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

Group voting result

Group	Yes	Absent
No group	21	0
Total result	21	0

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			
Hopper, Barry ()	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

382

Meeting name

Sullivan County Commission May 19 2022

5/19/2022

Sullivan County
Board of County Commissioners
242nd Annual Session

Item 8
 No. 2022-05-41

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of May 2022.

RESOLUTION To change the probationary period required to enroll in the County Employees health insurance from two work months to one.

WHEREAS, Sullivan County has required all new full-time employees to be employed for 2 calendar months before enrolling in the County employee's health insurance; and,

WHEREAS, this policy has created anxiety for many applicants having to live without Health Insurance for this period of time; and,

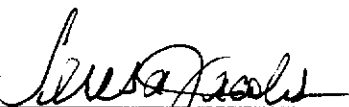
WHEREAS, during these current times where potential employees are more limited than in previous years, a reduction in the waiting period to one calendar month would be beneficial.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in regular Session, hereby approve the waiting period for new employees from two calendar months to one calendar month.

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 19th day of May, 2022

Attested:


 Teresa Jacobs, County Clerk

Approved:


 Richard S. Venable, County Mayor

Sponsored by: Commissioner Hershel Glover

Prime Co-Sponsor(s): Commissioner Darlene Calton, Larry Crawford, Dwight King, everyone voting in the affirmative added as co-sponsors.

2022-05-41 COMMISSION ACTION: 05-19-22 Approved on Waiver of Rules, 21 Yes, 3 Absent



Agenda subject voting report

384

Meeting name

Sullivan County Commission May 19 2022

5/19/2022

64 NEW BUSINESS Item 8 Resolution No. 2022-05-41 Sponsors: Glover/ Calton
Vote

Description

RESOLUTION To change the probationary period required to enroll in the County Employees health insurance from two work months to one

Chairman

Venable, Richard

Total vote result

Voting start time 8:21:06 PM
Voting stop time 8:21:32 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

Group voting result

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

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()				X
Broughton, Todd ()	X			
Calton, Darlene ()	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			
Hopper, Barry ()	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

385

Meeting name

Sullivan County Commission May 19 2022

5/19/2022

Name	Yes	Abstain	No	Absent
Woods, Doug ()	X			

Sullivan County
Board of County Commissioners
242nd Annual Session

Item 9
No. 2022-05-42

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of May 2022.

RESOLUTION TO ACCEPT AN OFFER AND SALE DELINQUENT TAX PROPERTY LOCATED NORTH OF BRISTOL CAVERNS HIGHWAY IN THE 22ND CIVIL DISTRICT

WHEREAS, Sullivan County acquired real property through a delinquent property tax proceeding and the property has been offered for resale in auctions conducted by the Sullivan County Clerk and Master; and,

WHEREAS, the amount of delinquent taxes, including court costs, interest and attorney fees, has accrued since 2003 in an amount of approximately \$4,465.00; and,

WHEREAS, a bid in the amount of three hundred dollars (\$300.00) was received from Thomas Agnew d/b/a/ Nodaway River, Land & Cattle for this parcel of land located in the 22nd Civil District identified as Tax Map 39N, Group A, Parcels 014.00 which is a landlocked piece of property located north of Bristol Caverns Highway, Bristol, Sullivan County, Tennessee; and,

WHEREAS, the Sullivan County Delinquent Tax Committee has reviewed the delinquency period, location, condition, and value of the property; and the Committee has recommended that the County accept the bid proposed.

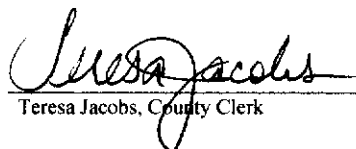
NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves the sale of the property located in the 22nd Civil District identified as Tax Map 39N, Group A, Parcels 014.00 which is a landlocked piece of property located north of Bristol Caverns Highway, Bristol, Sullivan County, Tennessee to Thomas Agnew d/b/a/ Nodaway River, Land & Cattle for the amount of three hundred dollars (\$300.00) as permitted by T.C.A. § 67-5-2507.

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


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

Approved this 19th day of May, 2022.

Attest:


Teresa Jacobs, County Clerk

Approved:


Richard S. Venable, County Mayor

Sponsored By: Commissioner Randy Morrell

Co-Sponsor(s): Commissioner Sam Jones

2022-05-42 ACTIONS: 05-19-22 Approved on Waiver of Rules 21 Yes, 1 No, 2 Absent



Agenda subject voting report

367

Meeting name

Sullivan County Commission May 19 2022

5/19/2022

65 NEW BUSINESS Item 9 Resolution No. 2022-05-42 Sponsors: Morrell/ Jones
Vote

Description

RESOLUTION TO ACCEPT AN OFFER AND SALE DELINQUENT TAX
PROPERTY LOCATED NORTH OF BRISTOL CAVERNS HIGHWAY IN
THE 22ND CIVIL DISTRICT

Chairman

Venable, Richard

Total vote result

Voting start time 8:28:09 PM
Voting stop time 8:28:24 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	21
Abstain	0
No	1
Total Present	22
Absent	2

Group voting result

Group	Yes	No	Absent
No group	21	1	0
Total result	21	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			
Hopper, Barry ()	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

303

Meeting name

Sullivan County Commission May 19 2022

5/19/2022

Sullivan County
Board of County Commissioners
242nd Annual Session

Item 10
 No. 2022-05-43

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of May 2022.

RESOLUTION To amend Accounts and Budgets appropriations to cover additional costs absorbed from the School Business Office consolidation for the current fiscal year.

WHEREAS Sullivan County consolidated the financial operations of the office of Accounts and Budgets with the School Business Office during the 2022 fiscal year; no funding has been received for these additional costs at this point; and,

WHEREAS the School Department is responsible for the additional cost after consolidation; and,


WHEREAS considering this is near the end of the fiscal year additional funding is needed to cover payroll (\$95,000), benefits (\$30,000) and supplies (\$5,000) for the remaining weeks of this fiscal year.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in regular Session, hereby approve amending the Budget for Accounts & Budgets accounts #52100 for \$130,000 to be funded from the Fund Balance until recovered from the School 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 19th day of May, 2022.

Attested:


 Teresa Jacobs, County Clerk

Approved:


 Richard S. Venable, County Mayor

Sponsored by: Commissioner Hershel Glover

Prime Co-Sponsor(s): Commissioner Dwight King, Commissioner Larry Crawford

2022-05-44 COMMISSION ACTION: 05-19-22 Approved on Waiver of Rules 17 Yes, 2
 Abstain, 3 No, 2 Absent



Agenda subject voting report

370

Meeting name

Sullivan County Commission May 19 2022

5/19/2022

66 NEW BUSINESS Item 10 Resolution No. 2022-05-43 Sponsors: Glover/ King
Vote

Description

RESOLUTION To amend Accounts and Budgets appropriations to cover additional costs absorbed from the School Business Office consolidation for the current fiscal year

Chairman

Venable, Richard

Total vote result

Voting start time 8:29:58 PM
Voting stop time 8:30:20 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	17
Abstain	2
No	3
Total Present	22
Absent	2

Group voting result

Group	Yes	Abstain	No	Absent
No group	17	2	3	0
Total result	17	2	3	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			
Hopper, Barry ()	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			

Agenda subject voting report

Meeting name

Sullivan County Commission May 19 2022

5/19/2022

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

Sullivan County
Board of County Commissioners
242nd Annual Session

Item 11
 No. 2022-05-44

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of May 2022.

RESOLUTION TO USE WEST RIDGE HIGH SCHOOL AUDIO VISUAL CLASS TO BROADCAST COUNTY COMMISSION MEETINGS

WHEREAS, Tim Flanagan served Sullivan County well for many years broadcasting live the County Commission meetings; and

WHEREAS, at the time of Tim Flanagan's death, he was being compensated at the rate of \$200 per County Commission meeting; and

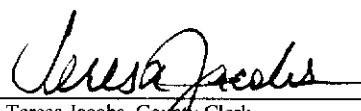
WHEREAS, since the death of Tim Flanagan, the County Commission meetings have not been broadcast; and

WHEREAS, the audio/visual class at West Ridge High School is willing to broadcast live on YouTube the County Commission meetings and then upload such audio/video to YouTube for public viewing, at a cost to Sullivan County of \$200.00 per meeting.

NOW, THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves retaining the audio/visual class at West Ridge High School to broadcast live on YouTube all County Commission meetings, including regular meetings, called meetings and work session meetings, and then to upload such audio/video to YouTube for public viewing, at a cost to Sullivan County of \$200.00 per meeting with the money appropriated from Sullivan County's General Fund balance.

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 19th day of May, 2022.

Attest: 
 Teresa Jacobs, County Clerk

Approved: 
 Richard S. Venable, County Mayor

Sponsored By: Commissioner Angie Stanley

Co-Sponsor(s): Commissioner Gary Stidham, Michael Cole, Andrew Cross, all voting in the affirmative added as so-sponsors.

2022-05-44 ACTIONS: 05-19-22 Approved on Waiver of Rules 21 Yes, 1 No, 2 Absent



Agenda subject voting report

313

Meeting name

Sullivan County Commission May 19 2022

5/19/2022

NEW BUSINESS Item 11 Resolution No. 2022-05-44 Sponsors: Stanley/ Stidham
Vote

Description

RESOLUTION TO USE WEST RIDGE HIGH SCHOOL AUDIO VISUAL
CLASS TO BROADCAST COUNTY COMMISSION MEETINGS

Chairman

Venable, Richard

Total vote result

Voting start time 8:32:32 PM
Voting stop time 8:33:01 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	21
Abstain	0
No	1
Total Present	22
Absent	2

Group voting result

Group	Yes	No	Absent
No group	21	1	0
Total result	21	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			
Hopper, Barry ()	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			

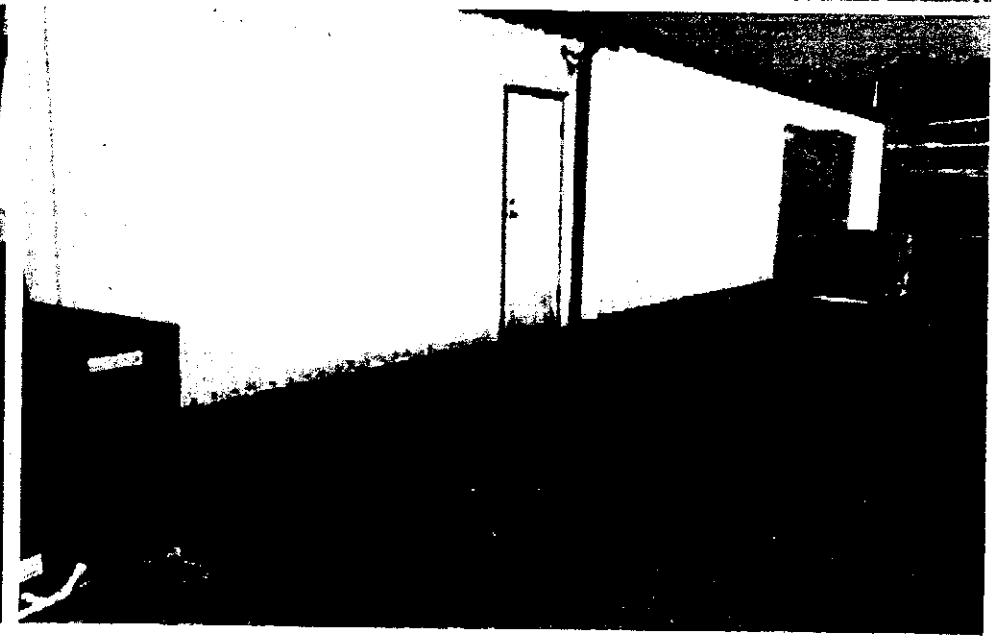
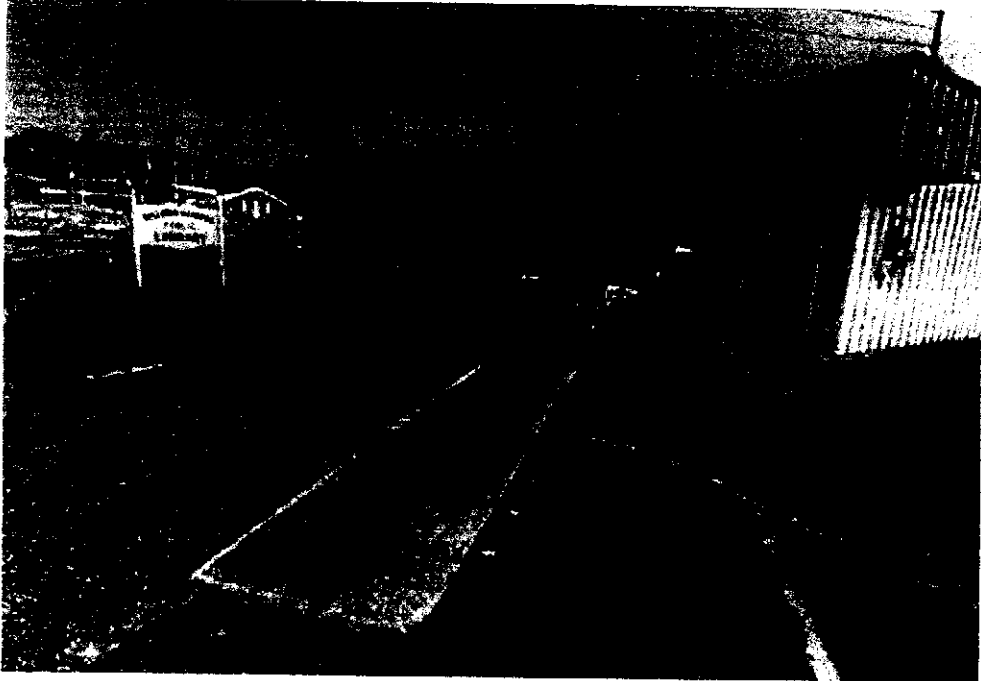


Resolution No. 2022-04-32

Sullivan Gardens Public Library

104 Bluegrass Dr.
Kingsport, TN 37660





State of Tennessee



Holston River Regional Library
170 W. Springbrook Drive
Johnson City, TN 37604

Jennifer Breuer
Regional Director

423-232-2280
jennifer.breuer@tn.gov

May 13, 2022

Ms. Megan Hopkins, Library Director
Sullivan County Public Library
1655 Blountville Boulevard
Blountville, TN 37617

Dear Megan,

As the Library Board and County Commission discuss the future of the Sullivan Gardens branch, please keep in mind the requirements for the Maintenance of Effort (MOE) for the Tennessee State Library and Archives. While the decision to close a branch is determined locally, there are requirements that the library and funding bodies must abide by to maintain regional library services regardless of how many branches may be operating in the next fiscal year.

In order to meet the requirements of the MOE, the Sullivan County Public Library System may not receive less than the previous year's appropriation. In 2021-2022, your MOE lists an appropriation of \$886,838. You must receive at least this amount to retain services provided by the Holston River Regional Library. These services include, but are not limited to, annual materials funding of approximately \$22,940 per year, items currently held at the libraries paid for with State and Federal funds, comprehensive training and continuing education for staff and Trustees, cataloging assistance, statistical analysis, professional library consultant services, and on-demand technology/IT support.

There is also a requirement that hours of library service must be maintained. Since the Sullivan Gardens branch hours are duplicated by other branches, closing the Sullivan Gardens branch will not affect this requirement.

I observed that at the March 28, 2022, meeting of the Sullivan County Library Board, the Trustees took a deliberative and data-driven approach to the recommendation to close the Sullivan Gardens branch. I also witnessed that with this recommendation came many concerns and questions on the effectiveness of providing adequate service to the residents in this area of Sullivan County. I appreciate the concerns raised. And while this is ultimately a local decision, I can comment that within the duties of

Library Boards is the responsibility to the taxpayer to provide cost-effective and impactful library services to as many people as possible. The Board believes that through this recommendation to the County Commission, they are meeting this obligation.

Regardless of the outcome, the MOE must be maintained for continued regional services. If there are any additional questions about how services may be impacted, please do not hesitate to contact me.

Sincerely,

Jennifer Breuer

Jennifer Breuer
Regional Director

SULLIVAN GARDENS

2021-2022

	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	Average	TOTAL
AUDIOBOOK	5	8	11	17	3	7	10	17	4	12		9.4
BIOGRAPHY	1	0	1	1	0	0	1	1	2	1		0.8
BOARDBOOK	0	0	0	1	0	0	0	0	0	0		0.1
CIRCDESK	8	9	10	11	13	12	14	15	0	0		8.8
DVD	92	85	94	127	117	128	141	98	116	165		116.3
EASYBOOK	95	57	80	142	91	107	127	89	70	99		95.7
FICTION	434	404	412	459	393	364	413	331	310	305		382.5
GEN-ROOM	0	0	0	0	0	0	0	0	0	0		0
ILL	0	2	2	0	3	1	2	1	1	1		1.3
JUV-BIO	2	0	3	3	3	0	3	1	0	0		1.5
JUV-FIC	43	17	44	56	44	43	33	31	25	17		35.3
JUV-NONFIC	25	15	22	19	11	16	25	26	18	29		20.6
LGPRINT-F	66	48	37	66	33	24	43	27	27	29		40
MAGAZINE	29	19	34	32	17	28	26	23	20	21		24.9
MKRSPACE	0	0	0	0	0	0	0	0	0	0		0
MUSIC	0	0	0	0	0	0	0	0	0	0		0
NONFICTION	90	89	84	66	65	62	66	52	27	55		65.6
OVERSIZE	0	1	0	0	0	0	0	0	0	0		0.1
PAC	20	30	26	38	43	25	18	28	25	20		27.3
PBK	77	56	58	103	95	77	63	69	45	65		70.8
PROF	0	0	0	0	0	0	0	0	0	0		0
PVP	0	0	0	0	0	0	0	0	0	0		0
STACKS	0	0	0	0	0	0	0	0	0	0		0
TRAVTALES	0	0	0	0	0	0	0	0	0	0		0
YA-FIC	18	16	22	19	24	13	15	23	11	6		16.7
TOTAL PRINT CIRC	1005	856	940	1160	955	907	996	832	704	792		914.7
Average Daily Circ	32.42	27.62	31.33	37.42	31.83	29.26	32.13	29.71	22.71	26.4		25.16
Juvenile E-Book	1	4	4	2	0	5	28	3	1	0		4.8
Juvenile Audio	2	6	3	6	1	7	3	2	1	2		3.3
YA/Adult E-book	240	255	240	247	183	226	281	208	164	133		217.7
YA/Adult Audio	101	103	101	101	87	133	114	124	70	77		101.1
READS Magazines	2	8	14	15	14	4	16	8	4	5		9
READS TOTALS	346	376	362	371	285	375	442	345	240	217		362.75
GRAND TOTAL	1351	1232	1302	1531	1240	1282	1438	1177	944	1009		12506
DOOR COUNT	304	334	347	399	367	339	399	342	310	336		347.7
CURBSIDE	2	0	0	0	0	0	0	0	0	2		0.4
TOTAL COUNT	306	334	347	399	367	339	399	342	310	338		348.1
Average Daily Door Count	9.87	10.77	11.56	12.87	12.23	10.93	12.87	12.21	10	11.27		11.45

End of Month Count of Borrowers by Borrower Types

April 2022

378

SCPL-Sullivan Gdns

Borrower Type	Active Borrowers*	Expired Borrowers	Total Borrowers
SC No Materials-Digital Only (SCNOMATDIG)	1	0	1
SG Adult (SGADULT)	146	860	1,006
SG Adult New (SGADNEW)	5	0	5
SG Homeschool Teacher (SGHMTEACH)	1	0	1
SG ILL (SGILL)	2	0	2
SG Juvenile (SGJUVENILE)	8	12	20
SG No Materials-Digital Only (SGNOMATDIG)	7	1	8
SG Non-Resident (SGNONRES)	28	208	236
SG Non-Resident Juvenile (SGNONRESJV)	2	2	4
SG Non-Resident Senior (SGNONRESSN)	12	25	37
SG Outreach (SGOUTREACH)	1	0	1
SG Senior Citizen (SGSENIOR)	88	254	342
SG Staff (SGSTAFF)	12	9	21
SG Young Adult (SGYA)	6	48	54
Unidentified Borrower Type (ERR)	3	0	3
SCPL-Sullivan Gdns Totals	322	1,419	1,741
Report Totals	322	1,419	1,741

* Active Borrowers are borrowers whose library cards are not expired.

Zoning Plan: Rezoning Requests and/or Zoning Text Amendments
SULLIVAN COUNTY COMMISSION PUBLIC HEARING MEETING

May 19, 2022

RESOLUTION #1 - To Consider the Waiver of Rules for the following zoning amendments (map or text).
motion by: _____ 2nd by: _____

Order of Cases	Date of Application	Applicant's Name	Neighbor Opposition	Staff's Recommendation	Planning Commission's Recommendation	Regional Planning Commission Jurisdiction	Current Zoning District	Requested Zoning District	Civil District	Commissioner District
1	3/4/2022	Hyder Barnett	yes	yes	yes	Sullivan County	A-1	A-5	20th	5th
2	02/08/2022	Mark Blizard & David Blizard	yes	yes	yes	Sullivan County	PBD/SC & R-1 (split zone)	A-2	5th	4th
3	03/07/2022	Terry & Glenna Kyte	no	yes	yes	Sullivan County	R-1	A-1	19th	1st
4	03/14/2022	Dennis & Bessie McCracken & Ricky & Sherry Fleenor	no	yes	yes	Bristol	B-3	R-1	1st	1st
5	03/15/2022	Planning Commissions	no	yes	yes	All three				

Voting Summary:

Name	Case Order	yes	no	pass	absent	Approved (yes or no)
Barnett	1					
Blizard	2					
Kyte	3					
McCracken & Fleenor	4					
ZTA:	5					
	103.4 (d)					
	9-100.4 & 9-101.7					
	9-105 & 9-111.4					
	10-104.1					
	11-103.5					
Appendix B (F)						

* Date of application begins when fee was obtained for completed application - not when submitted

PUBLIC NOTICE

Sullivan County Board of County Commissioners will hold a Public Hearing on **Thursday, May 19, 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 request from individual property owners: **1) Terry & Glenna Kyte** request their property to be rezoned from R-1 (single-family residential) to A-1 (General Agricultural) located at 306 Laura Land, Bristol; **2) Dennis & Bessie McCracken and Ricky & Sherry Fleenor** requests their properties to be rezoned from B-3 (General Business) back to R-1 (Single Family Residential) located at 375 and 383 Old Beidleman Road, Bristol; **3) Hyder Barnett** requests his property to be rezoned from A-1 to A-5 (General Agricultural/Estate Residential) located at 1241 Allison Road, Piney Flats; **4) Mark Blizard and David Blizard** requests their properties to be rezoned from PBD-3/SC (Planned Business Shopping Center District) to A-2 (General Agricultural/Rural Residential) at 1084 Hwy 394 and along Red Bud Lane, Blountville . The Zoning Map Amendment 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. In addition, the Commission will hear and consider for approval several minor **Zoning Text Amendments** that have been unanimously recommended by the Sullivan County, Bristol, and Kingsport Regional Planning Commissions. The amendments shall update the following sections of the Sullivan County Zoning Resolution, Articles: 103.4 (d); 9-100.4; 9-101.7; 9-105; 9-111.4; 10-104.1; 11-103.5; and Appendix B (F). 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: March 4, 2022

Property Owner: Hyder Barnett

Address: 184 Russell Hill Road Elizabethton TN 37643

Phone number: 423-646-6554

Email: hyderbarnett@embarqmail.com

Property Identification

Tax Map: 123	Group:	Parcel: 040.00	
Zoning Map: 26	Zoning District: A-1	Proposed District: A-5	Civil District: 20
Property Location: 1241 Allison Road Piney Flats TN 37686			Commission District: 5
Purpose of Rezoning: For a larger accessory structure			

Meetings

Planning Commission:

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

Date: April 19, 2022

Time: 6 PM

Approved: _____

Denied: _____

County Commission:

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

Date: May 19, 2022

Time: 6:00 PM

Approved: _____

Denied: _____

DEED RESTRICTIONS

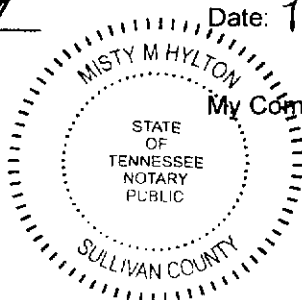
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: Hyder Barnett

Date: March 4, 2022

Notary Public: Misty M Hylton

My Commission Expires: May 22, 2023



F1. REZONING REQUEST A-1 TO A-5, BARNETT PROPERTY

FINDINGS OF FACT –

Property Owners:	Hyder Barnett
Applicants:	same
Representative:	same
Location:	1241 Allison Road, Piney Flats
Mailing Address of Owners:	184 Russel Hill Road, Elizabethton, TN
Civil district of rezoning:	20 th
Commission District:	5 th
Parcel ID:	Tax Map 123, Parcel 040
Subdivision of Record:	Hyder Barnett Survey – Plat Book 55, Page 520
PC1101 Growth Boundary:	Sullivan County Rural Area
Utility District:	Johnson City Utility District
Public Sewer:	n/a
Lot/Tract Acreage:	Hyder Barnett Survey
Zoning:	A-1
Surrounding Zoning:	A-1
Requested Zoning:	A-5
Existing Land Use:	large accessory structure – 4 bay garage
Surrounding Land Uses:	farmland and low density single-family residential
2006 Land Use Plan:	Low Density Residential/General Agricultural
Neighborhood Opposition:	Staff received several calls of concerns from neighbors who did not want a business run out of this new garage

Staff Field Notes and Findings of Facts:

- The owner is requesting to rezone his large tract from A-1 to A-5 so that he can keep his newly constructed 4-bay cinder block garage that is almost completed.
- The owner secured a building permit for a principal dwelling; however, built it as a 4-bay garage with a bathroom.
- The inspector advised him on how to build the structure to conform with the residential building code as a dwelling to remedy this mistake; however, the owner decided he would build a primary residence up the driveway on the hill instead.
- Staff received several calls from the community concerned that he is planning on relocating his business to this new 4-bay garage.
- The A-5 zoning district allows for a maximum square footage of all detached residential accessory structures of up to 3000 square feet, which is what this building is currently. No other accessory buildings could be built on this property.
- The A-5 zoning does not permit any commercial land uses.
- If the rezoning is approved, then this garage would be in the front yard with the future dwelling in the rear yard, thereby making this structure non-conforming to the zoning code.
- The parcel of land is 27+ acres. The 9-acre tract was divided out by survey and combined with Buckles farm across the road.

Meeting Notes at Planning Commission:

- Staff presented her staff report.
- Mr. Hyder Barnett was present and addressed the board. He stated that he applied for a building permit for the dwelling with the garage part of the building; however, the inspector informed him that the building could satisfy the IRC for a single-family dwelling per the construction as progressed if retrofitted per code. Mr. Barnett decided to forego his plans of a dwelling and just make it a garage; however, it exceeds the square footage for detached residential accessory structures for A-1 zoning. Mr. Barnett stated that he wanted that building as a temporary dwelling at first.

Staff clarified that the department only had a permit for a dwelling. A secondary dwelling would have to be much smaller than the primary and be within the limitations per zoning.

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- Discussion ensued regarding the options. Mr. Barnett stated that he had already run the water and electric up the hill for his primary dwelling. He confirmed he already purchased the septic system permit and installed that as well for both the garage and his primary home up the hill. The Planning Director asked the landowner what would be stored in the garage that he had started. He stated he plans on storing a boat, personal stuff, a skid steer and mower. He confirmed it would not be used for his business.
- Mr. Barnett did not realize he was limited to 2,400 square feet of garage space nor that it would be considered the front yard of his proposed house on the hill.
- Mr. VanHoy, Building Commissioner, stated that this garage could be finished out but is contingent upon the rezoning.
- Ms. Brittenham expressed her concerns regarding how his plans have transpired.
- After considerable discussion, the chair called for a motion. There was no one in the audience who expressed any opposition.
- Mr. Moody motioned to forward a favorable recommendation to the County Commission for the rezoning request.
- Commissioner Calton and others seconded the motion and the vote in favor passed 7 yes, 2 no.

Hyder Barnett Property



Address Data Source:
 Sullivan County, Sur. Co 911
 Glasgow, Md. GIS
 Johnson City, TN 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 in the State of Tennessee should be retained for a questions of boundary and location of a line.



Sullivan County, TN
 Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2007



- ~ KPT Sewer Lines
- ~ KPT Water Lines
- Thoroughfares**
- ~ Arterial
- ~ Collector
- ~ Lot Lines

Address Data Source:
 Sullivan County, TN, 38117
 Geobase: 4/8/2015
 Jobname: 2015_03_045
 Date: 3/22/2015

Notice:

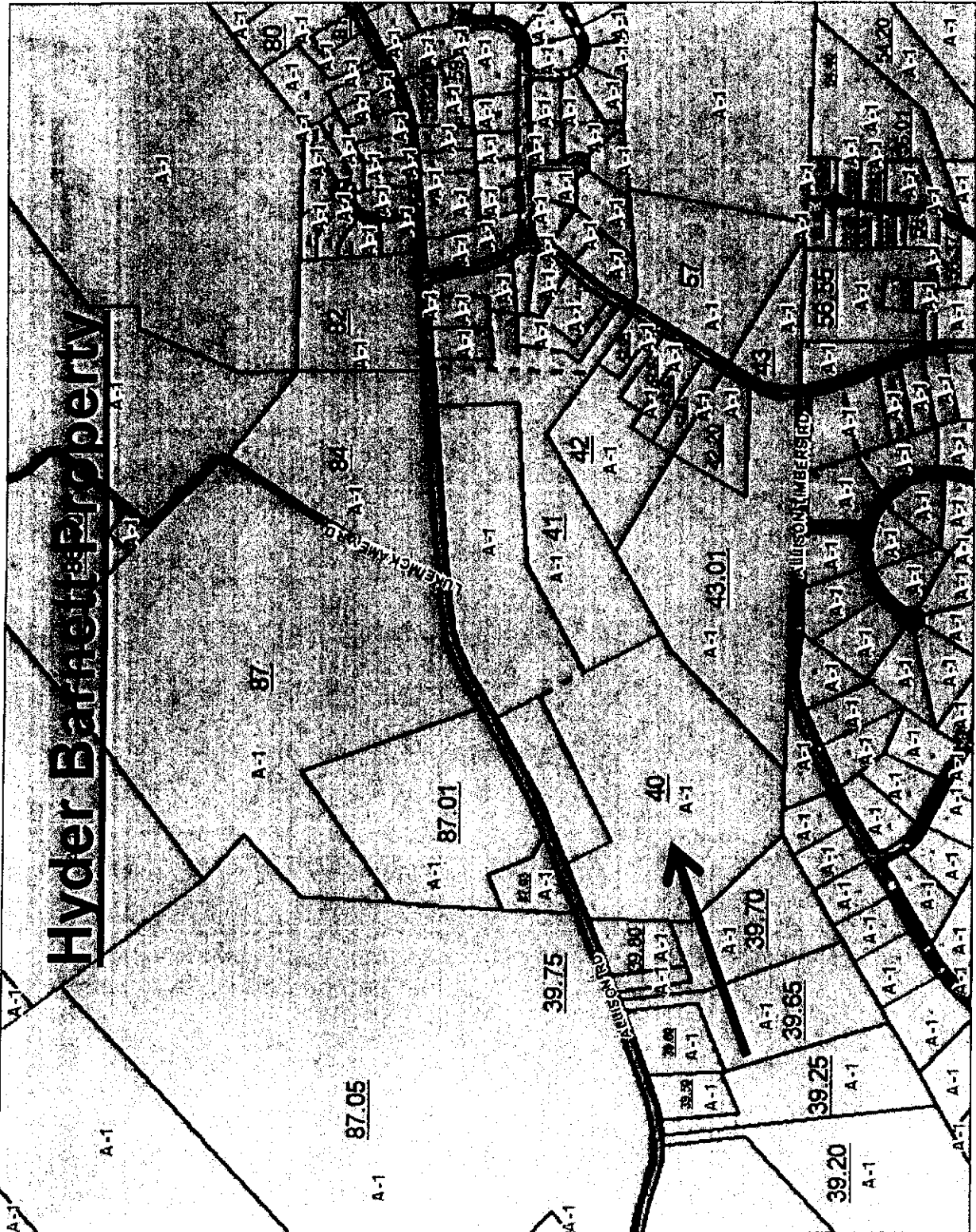
Aerial photos are used to identify other than the measurement of lots. Aerial photos are used to establish boundary lines or easements and conveyances. A land surveyor licensed in the State of Tennessee should be consulted for all questions of boundaries and for other matters.

Through Highways

- ~ Arterial
- ~ Collector
- ~ Lot Lines

Sullivan County Zoning

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



Hyder Barnett Property

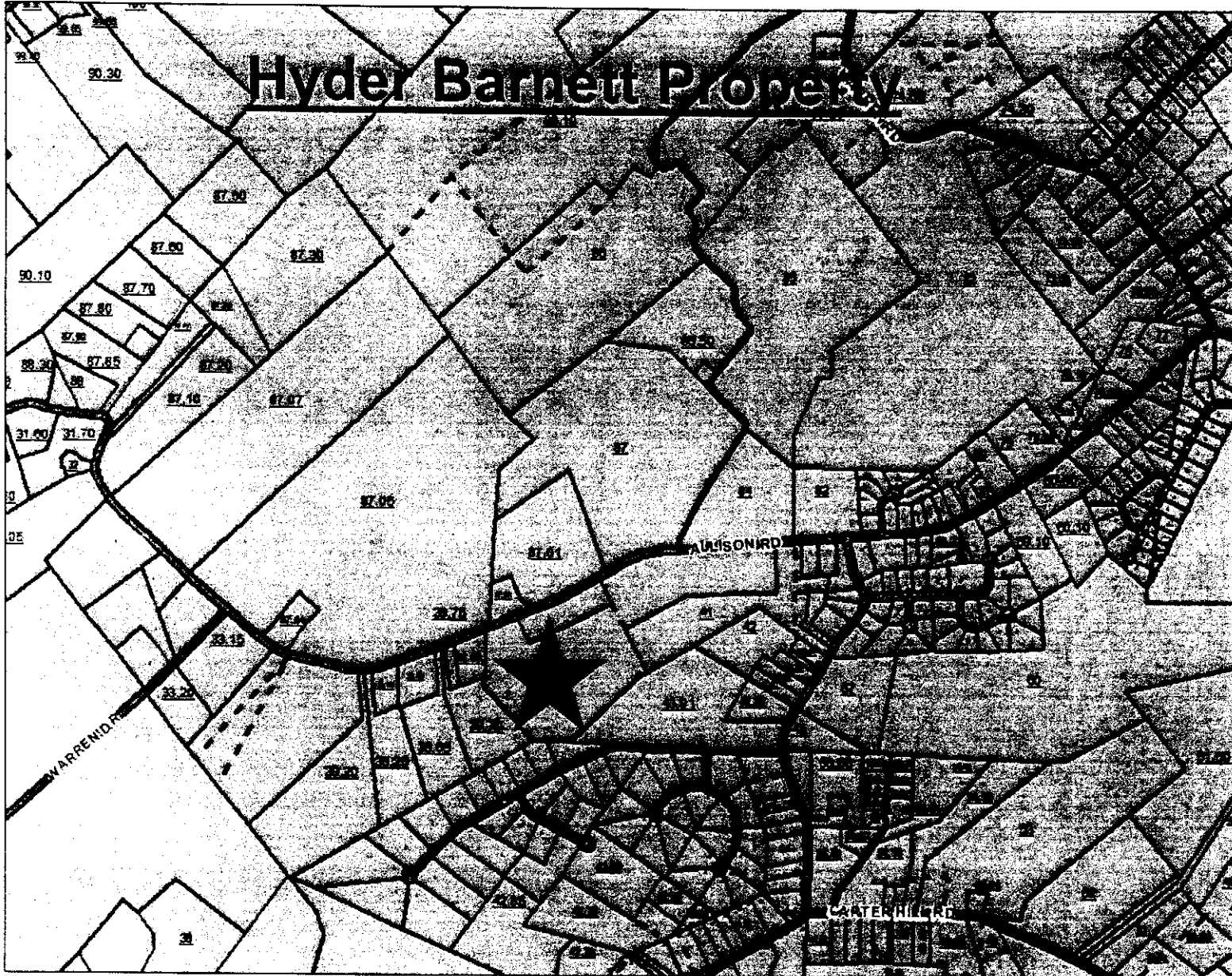


Scale: 1 inch = 610 feet
 Date: 3/22/2015
 Jobname: 2015_03_045

Sullivan County, TN
 Planning and Codes Dept.



Hyder Barnett Property



Address Data Source:

Sullivan County, Sur 20911
 Kingsport, Kit GIS
 Johnson City, JD GIS
 Bristol, Br Sur 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 and surveying in the State of Tennessee should be retained for all questions of boundary and location.

Thoroughfares

- Arterial
- Collector
- Lot Lines

Sullivan County Zoning

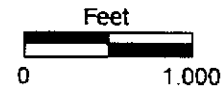
- A-1
- A-2
- A-E
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PBD-3
- PBD/SC
- PMD-1
- PMD-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water

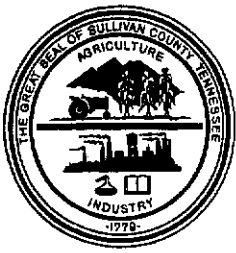


Sullivan County, TN
 Planning and Codes Dept.

Food Incentive Rate Map (FIRM) 2007

- FIRM 2007
- FIRM 2007
- FIRM 2007
- FIRM 2007





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

300

NOTICE OF REZONING REQUEST

March 28, 2022

Dear Property Owner:

Please be advised Mr. Hyder Barnett has applied to Sullivan County to rezone property located on 1241 Allison Road from A-1 (General Agricultural/Estate Residential District) to A-5 (Large Tract Rural Residential and General Agricultural District) for the purpose of larger accessory structure

Sullivan County Regional Planning Commission – 6:00 PM on April 19, 2022

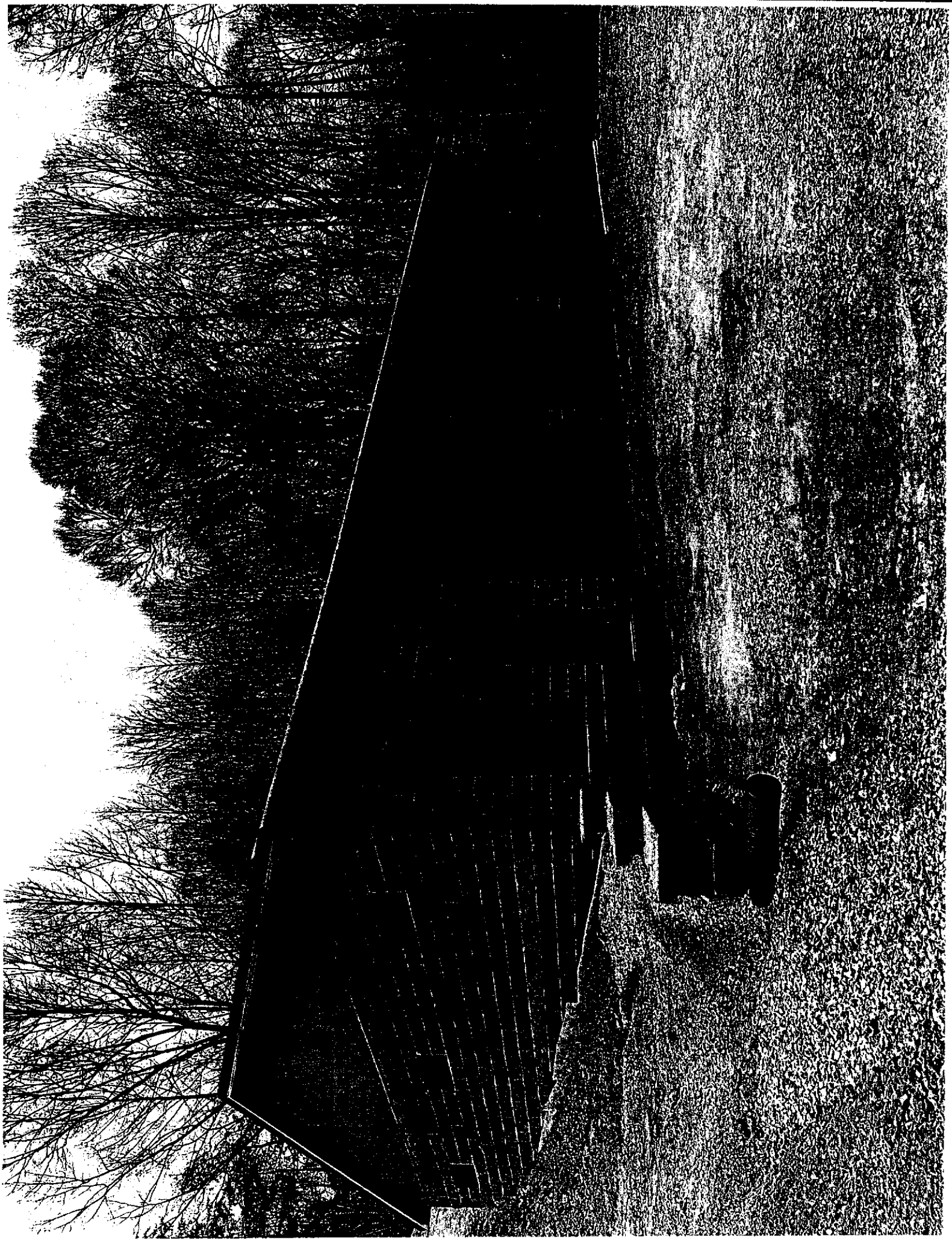
County Commission – 6:00 PM on May 19, 2022

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,

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: 2-8-2022

Property Owner: Jeffrery Mark and David Ralph Blizard

Address: 1084 Hwy 394

Phone number: 423-329-1734

Email: mark.blizard@outlook.com

Property Identification

Tax Map: 050 054.00 0¹ Group: Parcel:
Zoning Map: Zoning District: PBD/SC Proposed District: A2 and 1 Civil District: 5
Property Location: 1084 Hwy 394 including along Red Bud Lane A22R1 Commission District: 4
Purpose of Rezoning: Changing to residential use

Meetings

Planning Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville TN

Date: April 19, 2022 Time:

Approved: _____ Denied: _____

County Commission:

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

Date: May 19, 2022 Time: 6:00 PM

Approved: _____ Denied: _____

DEED RESTRICTIONS

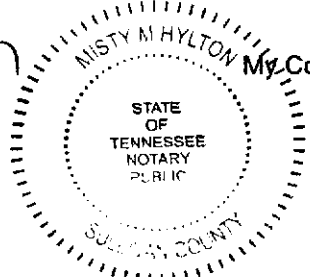
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: [Signature]

Date: 2-8-2022

Notary Public: Misty M Hylton

My Commission Expires: May 22, 2023



F2. REZONING REQUEST PBD/SC AND R-1 TO A-2 – BLIZARD FAMILY

FINDINGS OF FACT –

Property Owners:	Jeffrey Mark Blizard and brother David Ralph Blizard
Applicants:	same
Representative:	same
Location:	1084 Hwy 394 and lots off Red Bud Lane, Blountville
Mailing Address of Owners:	1084 Hwy 394, Blountville
Civil district of rezoning:	5 th
Commission District:	4 th
Parcel ID:	Tax Map 050, Parcels 54.00, 54.10, 55.10, 55.30
Subdivision of Record:	Plat Book 52, Page 790 – Ralph Blizard Property and Remaining Farm
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Utility District:	Blountville Utility District
Public Sewer:	n/a
Lot/Tract Acreage:	See survey
Zoning:	Planned Business District/Shopping Center and R-1 (split zoning)
Surrounding Zoning:	A-2 and R-1
Requested Zoning:	A-2 – Agricultural Estate Residential
Existing Land Use:	homeplace and farmland
Surrounding Land Uses:	single-family residential
2006 Land Use Plan:	Agricultural and Low Density Residential
Neighborhood Opposition:	<i>none received prior to hearing</i>

Staff Field Notes and Findings of Facts:

- The owner is requesting to rezone three large tracts of the Blizard family farm (remaining lands) to all A-2. It is currently split zoned.
- The surrounding large tracts are all currently zoned A-2. Only the smaller lots along Red Bud Lane, as part of the Blizard Subdivision are zoned R-1 as those lots were sold, and houses built. Everything else along this road is zoned A-2 by request from Mr. Ralph Blizard in the beginning of zoning planning.
- Staff recommends in favor of this request as it conforms to the land use plan and surrounding zoning plan.

Meeting Notes at Planning Commission:

- *Staff read her report and recommendation.*
- *Mr. Mark Blizard was present. He addressed the board and thanked them for their service. He shared that he served on the Planning Commission over 30 years ago when zoning was first being discussed.*
- *Mr. Mike Crawford, neighbor residing at 288 Red Bud Lane, expressed concern over the stormwater run-off coming down the hill from the Blizard farm.*
- *Staff shared the original subdivision plat of record, found in the members' packets, which illustrated the natural drainage ways as platted and recorded easements. Therefore, any building of homes and structures should make accommodations to be elevated or sloped properly per the drainage ways.*
- *Mr. Blizard shared information on the natural drainage ways and how another neighbor across the street handled it. Discussion followed.*
- *Laura McMillan stated she would abstain from voting as she is a Blizard, grew up there (daughter of David Blizard).*
- *Ms. Brittenham motioned to forward a favorable recommendation to the County Commission for the rezoning request.*
- *Ms. Hager seconded the motion and the vote in favor passed 8 yes, 1 abstention.*

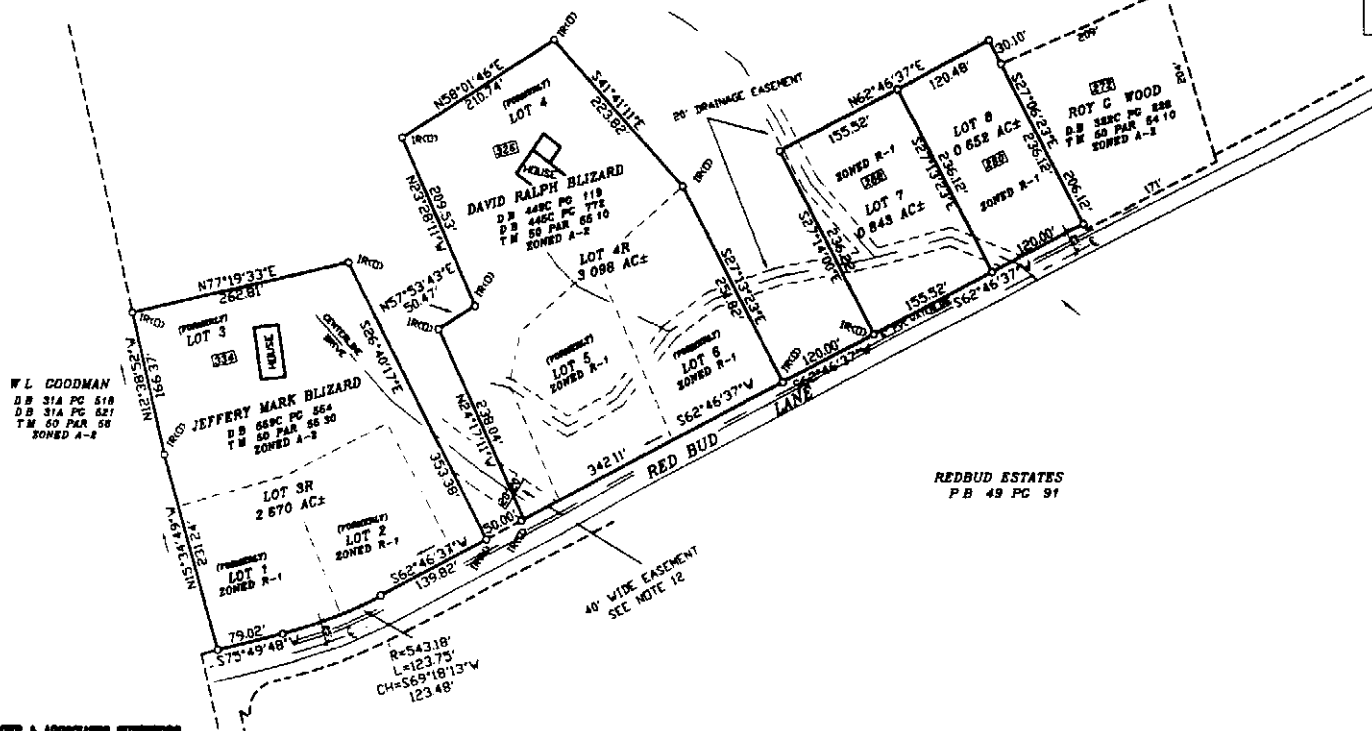
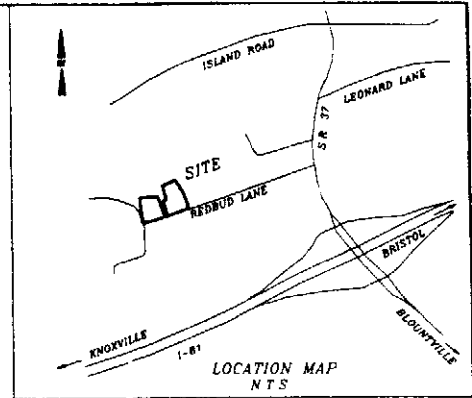
071902

BOOK P0052 PAGE 0790
SITE A-674

MARY LOU DUNCAN
REGISTER OF DEEDS
SULLIVAN COUNTY, TENNESSEE
16 SEP 2009 TIME 08:30 P
BOOK P0052 PAGE 0790
TAX C CF 2.00
PEE 16.00 TOTAL 17.00
RECEIPT NO. 7000-000300

HERBERT RALPH AND
MILDRED B. BLIZARD
D.B. 1824 PC 300
T.M. 60 PAR 64
ZONED A-2

49± REMAINING ACRES



- NOTES
1) BEARINGS ARE BASED ON D.B. 1444 PC 232
2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP #1505000A...
3) TAX MAP 60, PARCELS 64, 65 10, AND 66 30
4) REPRESENTIVE DEEDS D.B. 1824 PC 300 AND D.B. 1444 PC 232
5) PROPERTY IS PRESENTLY ZONED A-2 & R-1
6) BUILDING SETBACKS LIMITS UNLESS OTHERWISE NOTED
7) PROPERTY AND DEVELOPMENT SHALL COMPLY WITH THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS OF SULLIVAN COUNTY
8) IRON RODS AT ALL LOT CORNERS UNLESS OTHERWISE SHOWN
9) THERE SHALL BE A 15' FRONT AND 7.5' SIDE AND REAR EASEMENT FOR UTILITIES AND DRAINAGE UNLESS OTHERWISE SHOWN
10) DRAINAGE EASEMENTS TO BE 20' WIDE, 10' EACH SIDE OF DESIGNATED DRAINAGE WAYS
11) 40' WIDE SUBSURFACE SEPTIC FIELD BED EASEMENT FOR THE BENEFIT OF LOT 4
12) PERMANENT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR UTILITIES, 40 FOOT IN WIDTH, 30 FEET EACH SIDE OF THE CENTRALLINE OF EXISTING DRIVEWAY
13) JOB NUMBER 08-0244
14) FIELD BOOK #1
15) RED BUD LANE 811 ADDRESS
16) ACAD FILE NAME 508-8244 DWG
17) OWNERS MRS MILDRED BLIZARD 1004 HIGHWAY 384 BLOUNTVILLE, TENN 423-328-8384

MIZE & ASSOCIATES SURVEYORS
P.O. Box 485
321 Maple Lane Suite 3
Blountville, Tennessee 37617
423-323-4562 FAX 423-323-4564



OWNERS
MILDRED B. BLIZARD
JEFFERY MARK BLIZARD
DAVID RALPH BLIZARD

CERTIFICATION OF THE APPROVAL OF WATER SYSTEM
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN
DATE 8-27-08 BY Herbert Ralph Blizard

CERTIFICATION OF THE APPROVAL FOR SUBDIVISION
I HEREBY CERTIFY THAT THE SUBDIVISION, AS NOTED ON THE FINAL PLAN, IS APPROVED AS SHOWN
DATE 8-26-08 BY Mary Lou Duncan

CERTIFICATE OF OWNERSHIP AND RESIGNATION
I HEREBY CERTIFY THAT I AM ONE OF THE OWNERS OF THE ALIAS SHOWN AND RESIGNED HEREON IS A TRUE AND CORRECT SURVEY OF THE ALIENS OWNED BY ME AND THAT I HAVE HEREBY ABSENT THE PLAN OF SUBDIVISION WITH MY OWN FREE CONSENT, ESTABLISH THE BOUNDARY RESTRICTION LINES, AND RESIGN TO PUBLIC OR PRIVATE, AS HE NOTED

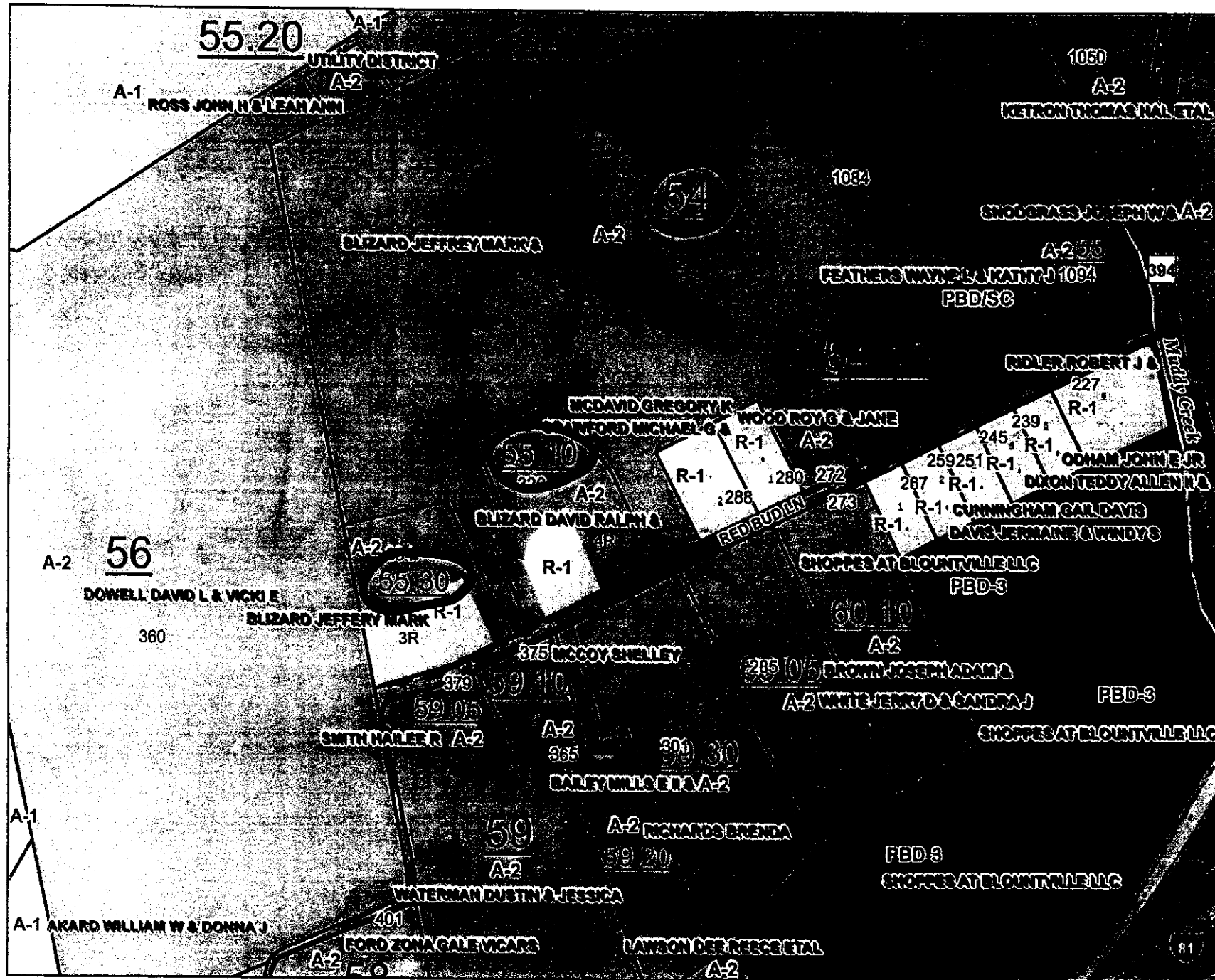
CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE ALIAS SHOWN AND RESIGNED HEREON IS A TRUE AND CORRECT SURVEY OF THE ALIENS OWNED BY ME AND THAT I HAVE HEREBY ABSENT THE PLAN OF SUBDIVISION WITH MY OWN FREE CONSENT, ESTABLISH THE BOUNDARY RESTRICTION LINES, AND RESIGN TO PUBLIC OR PRIVATE, AS HE NOTED

CERTIFICATION OF THE APPROVAL OF STREETS
I HEREBY CERTIFY THAT THE STREETS SHOWN HAVE BEEN ESTABLISHED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE SULLIVAN COUNTY ZONING ORDINANCE AND THE SULLIVAN COUNTY ZONING, PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM
I HEREBY CERTIFY THAT THE SEWERAGE SYSTEM SHOWN HEREON IS A TRUE AND CORRECT SURVEY OF THE ALIENS OWNED BY ME AND THAT I HAVE HEREBY ABSENT THE PLAN OF SUBDIVISION WITH MY OWN FREE CONSENT, ESTABLISH THE BOUNDARY RESTRICTION LINES, AND RESIGN TO PUBLIC OR PRIVATE, AS HE NOTED

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON IS A TRUE AND CORRECT SURVEY OF THE ALIENS OWNED BY ME AND THAT I HAVE HEREBY ABSENT THE PLAN OF SUBDIVISION WITH MY OWN FREE CONSENT, ESTABLISH THE BOUNDARY RESTRICTION LINES, AND RESIGN TO PUBLIC OR PRIVATE, AS HE NOTED

DATE AUGUST 14, 2009
REVISION OF LOT 3R & 4R
REBUD ESTATES
SULLIVAN CO. REGIONAL PLANNING COMMISSION
TOTAL ACRES 7.883 ACRES ± TOTAL LOTS 2
ACRES NEW ROAD 0 TOTAL NEW ROAD 0
OWNER HERBERT RALPH BLIZARD ET AL CIVIL DISTRICT 5 th
SURVEYOR MIZE & ASSOCIATES CLEARANCE SHOW 1:10,000
SCALE 1" = 100'



Address Data Source
 Sullivan County: Sulf Co 911
 Kingsport: Kpl GIS
 Johnson City: JC GIS
 Bristol: Bristol 911

Notice:
 A tax map has no legal standing other than the assessment of taxes. This map is not to be used to establish boundary lines or to convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and location. 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

337

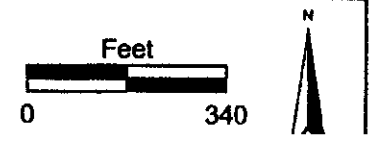
Hydrology
 Streams

2019 - Aerial Image

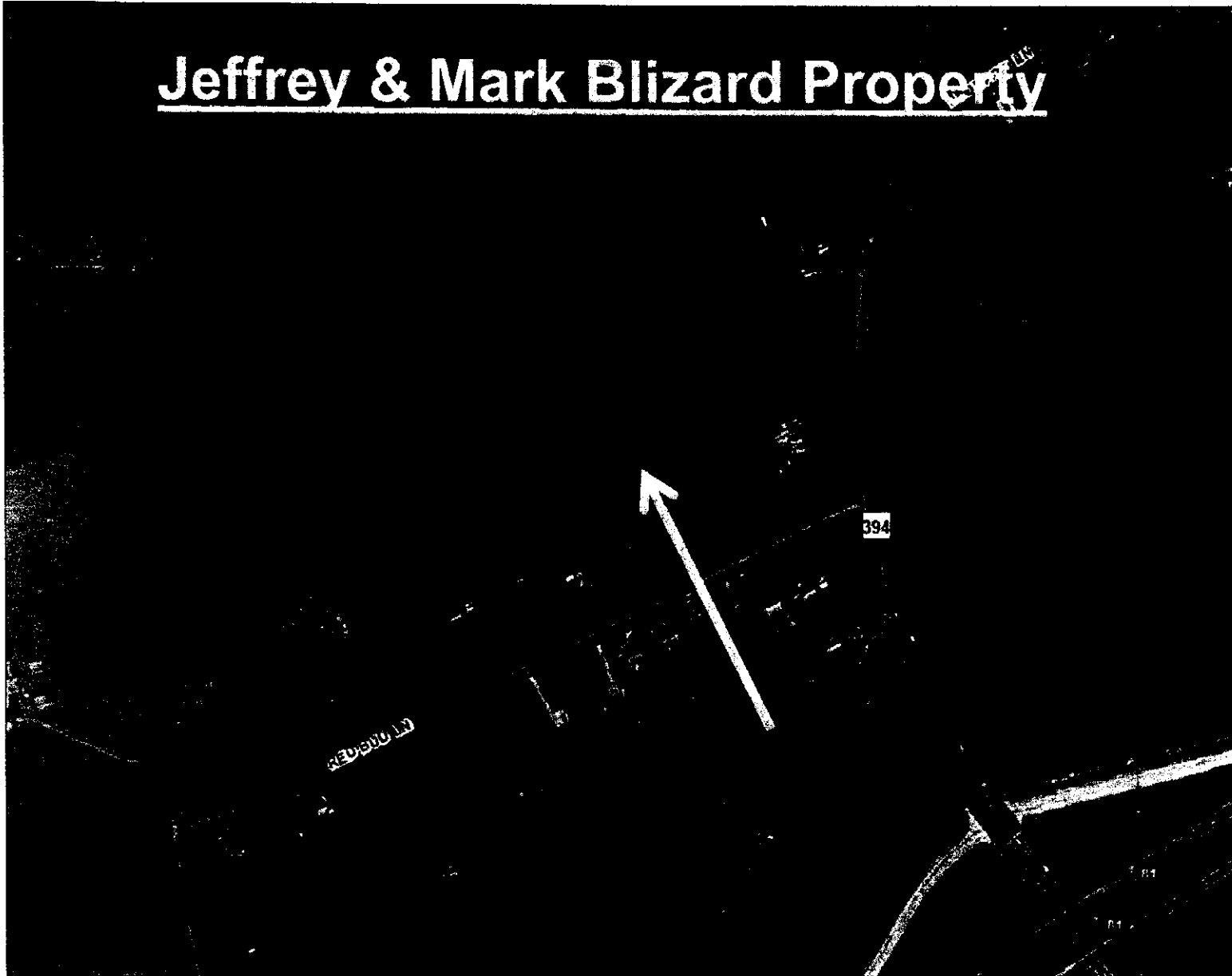


Sullivan County, TN
 Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2007
 0.2 PCT Annual Chance Flood Hazard
 Zone A - No Base Flood Elevation Determined
 Zone AS - Base Flood Elevation Determined



Jeffrey & Mark Blizzard Property



Address Data Source:

Sullivan County, Sul Co 911
 Kingsport, Kit GIS
 Johnson City, JC GIS
 Bristol, Bristol 911

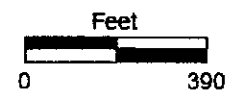
Notice:

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 indication of lot lines.



Sullivan County, TN
 Planning and Codes Dept.

Flood Insurance Rate Map of FEMA 2007

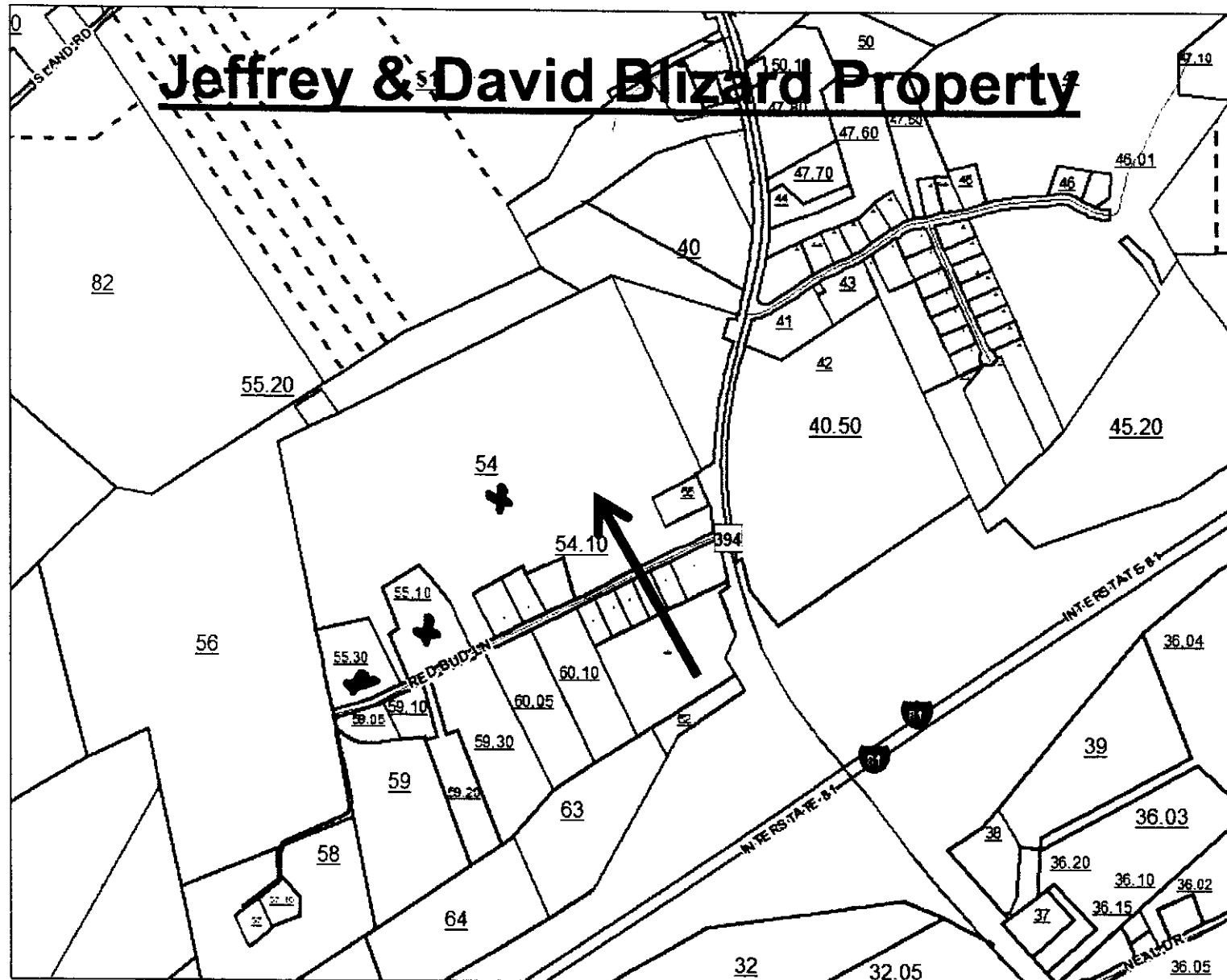


Thoroughfares

- ~ Arterial
- ~ Collector
- ~ Lot Lines

CO
 CO
 CO

Jeffrey & David Blizard Property



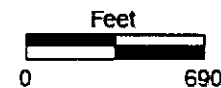
Address Data Source:
 Sullivan County, Sul. Co. 911
 Krieger, Kat GIS
 Johnson, Carl JO GIS
 Brown, Brian 911

Notice:
 A tax map has no legal standing other than the assessment of taxes. It is not to be used as evidence of boundary, easement, transfer and conveyance. A land survey or intended to create and surveying in the State of Tennessee should be referred for all questions of boundary and location of others.



Sullivan County, TN
 Planning and Codes Dept.

Final Address Re Map (FARM) 2007



- Thoroughfares**
- ~ Arterial
 - ~ Collector
 - Lot Lines

Jeffrey & David Blizack Property



Address Data Source:

Sullivan County, Sur Co 911
 Kingsport, Kit GIS
 January 2010 GIS
 Bristol, Bristol 911

Notice:

A tax map has no legal standing other than the assessment of taxes. A contractor used to establish boundary lines or transfer and convey interests. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and direction.

Thoroughfares

- Arterial
- Collector
- Lot Lines

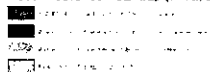
Sullivan County Zoning

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

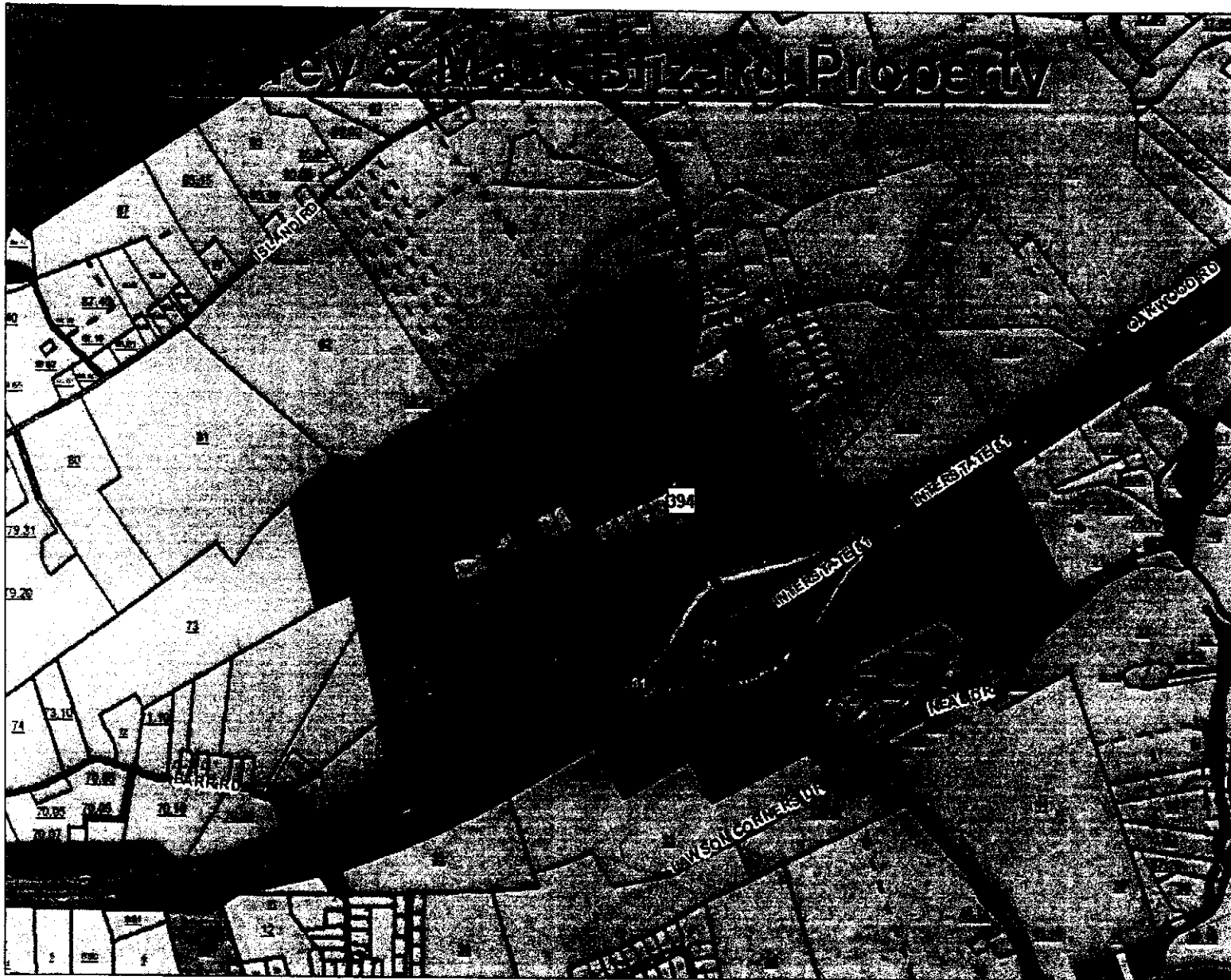


Sullivan County, TN
 Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2007



400



Address Data Source:
 Sullivan County, TN Co 911
 Kingsport, TN GIS
 Johnson City, TN GIS
 Bristol, TN 37611

Notice:
 A data 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.

- Thoroughfares**
- ~ Arterial
 - ~ Collector
 - ~ Lot Lines

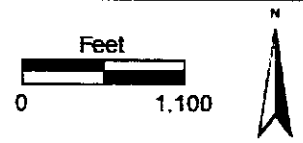
- Sullivan County Zoning**
- A-1
 - A-2
 - A-E
 - AR
 - B-1
 - B-2
 - B-3
 - B-4
 - M-1
 - M-2
 - PBD-3
 - PBD/SC
 - PM D-1
 - PM D-2
 - R-1
 - R-2
 - R-2A
 - R-3
 - R-3A
 - R-3B
 - Water



Sullivan County, TN
 Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2007

- Special Flood Hazard Area (SFHA)
- Area of Minimal Flood Hazard (AMFH)
- Unshaded Area (U)
- Water





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

432

NOTICE OF REZONING REQUEST

March 28, 2022

Dear Property Owner:

Please be advised Jeffrey & David Blizard have applied to Sullivan County to rezone property located on 1084 Hwy 394 and Red Bud Lane from PBD/SC (Planned Business and/or Shopping Center) to A-2 (Rural Agricultural and Open Space District) and to R-1 (Low Density/Single-Family Residential District) for the purpose residential homes

Sullivan County Regional Planning Commission – 6:00 PM on April 19, 2022

County Commission – 6:00 PM on May 19, 2022

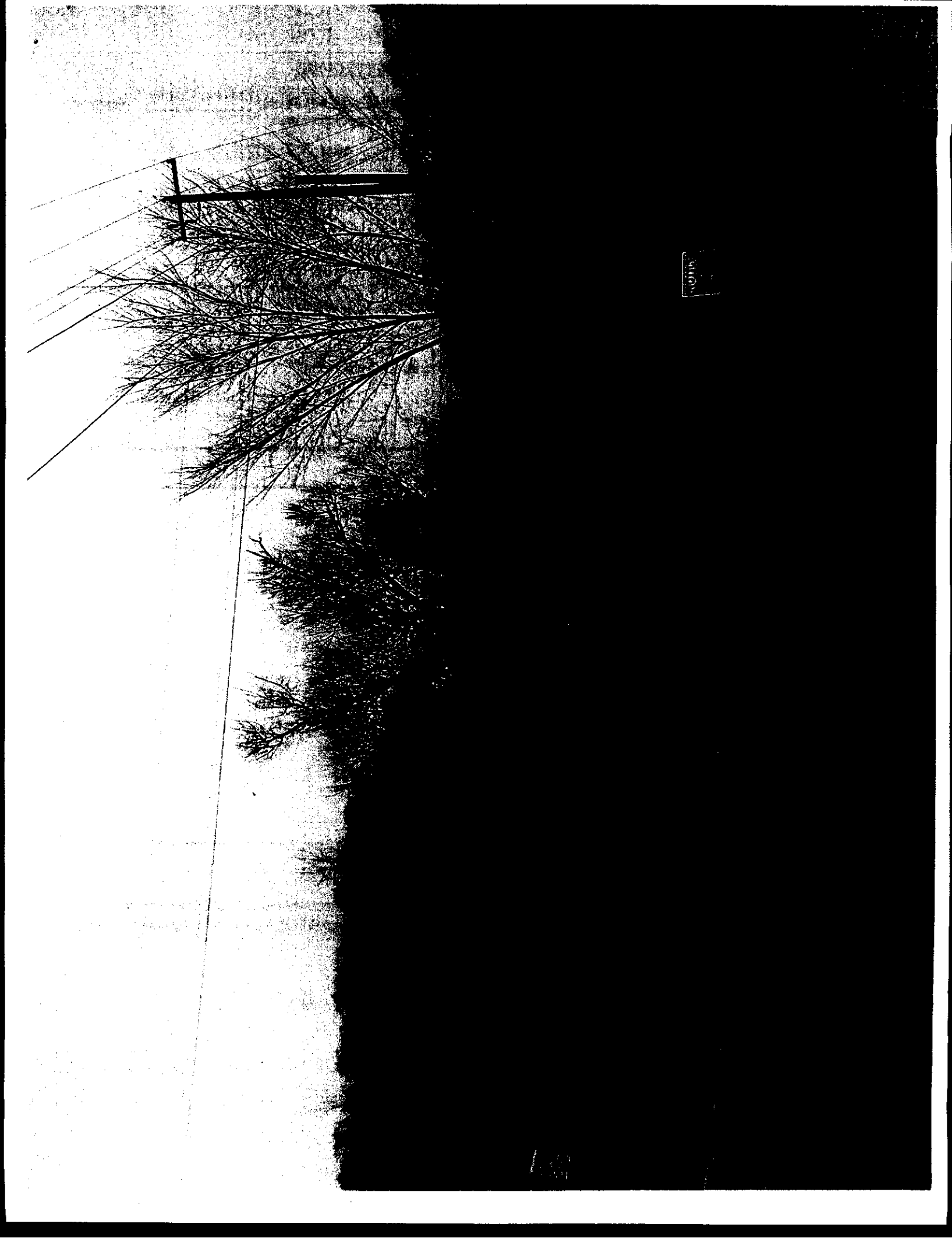
Both meetings are held in the Old Historic Sullivan County Courthouse, 2nd Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let the Sullivan County Planner know if you need any special assistance for these public meetings at 423-279-2603.

Regards,

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: March 7, 2022

Property Owner: Terry & Glenna Kyte

Address: 306 Laura Land Bristol TN 37620

Phone number: 423-872-2046 ²¹²⁴ Cell 423-340-~~2124~~ Email:

<u>Property Identification</u>			
Tax Map: 057	Group:	Parcel: 046.00	047.10 2 049.00
Zoning Map: 11	Zoning District: R-1	Proposed District: A-1	Civil District: 19
Property Location: 306 Laura Land Bristol TN 37620			Commission District: 1
Purpose of Rezoning: for an additional accessory structure			

<u>Meetings</u>	
Planning Commission:	
Place: Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN	
Date: April 19, 2022	Time: 6 PM
Approved: _____	Denied: _____
County Commission:	
Place: Historic Courthouse 2 nd Floor Commission Chambers 3411 Highway 126 Blountville, TN	
Date: May 19, 2022	Time: 6:00 PM
Approved: _____	Denied: _____

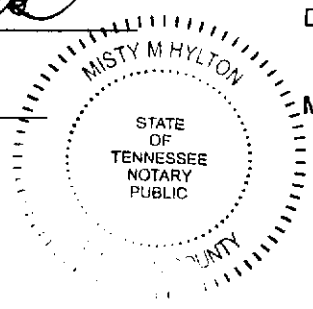
DEED RESTRICTIONS

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: Terry & Glenna Kyte

Date: 3-7-22

Notary Public: Misty Hayblon



My Commission Expires: May 22, 2023

F3. REZONING REQUEST R-1 TO A-1 – KYTE PROPERTY

FINDINGS OF FACT –

Property Owners:	Terry & Glenna Kyte
Applicants:	same
Representative:	same
Location:	306 Laura Land off Sharps Creek Road, Bristol
Mailing Address of Owners:	same
Civil district of rezoning:	19 th
Commission District:	1 st
Parcel ID:	Tax Map 057, Parcels 46, 47.10 and 47.00
Subdivision of Record:	Plat Book 58, Page 15 – Kyte Property
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Utility District:	well - existing
Public Sewer:	individual septic, existing
Lot/Tract Acreage:	Tracts 1, 2 and 3 of the Kyte Property replat
Zoning:	R-1
Surrounding Zoning:	R-1 and A-1
Requested Zoning:	A-1
Existing Land Use:	existing primary home, and wooded tracts
Surrounding Land Uses:	low-density residential and wooded land
2006 Land Use Plan:	Low Density Residential/General Agricultural
Neighborhood Opposition:	<i>none received prior to hearing</i>

Staff Field Notes and Findings of Facts:

- The owner is requesting to rezone three tracts that he owns to A-1 so that he can build a larger accessory structure near his home. The other two tracts are densely forested and steep, which are not conducive for a future subdivision.
- Staff met the owner on site and took pictures of the tracts of land to be considered for rezoning.
- Based upon the rural location, steep terrain and surrounding land uses, staff recommends in favor of this request.

Meeting Notes at Planning Commission:

- *Staff read her report and recommendation. Mr. and Mrs. Kyte were present.*
- *Mr. John Greiffendorf, residing at 529 Sharps Creek Road spoke to the commission. He asked staff how the A-1 zoning was not offered to him as a way to keep his extra storage building. Staff explained that the Board of Zoning Appeals granted him a variance/special exception, to keep his new storage building in the front yard; however, he was zoned R-1. Even if he had requested an A-1 rezoning, he would still have more than the maximum of square footage for detached accessory structures as he had the new building, the carport, the one-bay garage, the smaller cottage and yard barn all in the front of his home. The larger structure in the floodplain had to be removed as it was not only in a flood prone area but far exceed the square footage even in an A-1 zoning district. He thanked staff for the clarification and stated he was not in opposition to Mr. Kyte's request.*
- *Staff added that the Kyte's request consisted of his house lot by the creek, a non-buildable creek lot along Sharps Creek as well as a steep wooded tract that was of large acreage which, together was more suitable for the A-1 zoning as the lands would most likely not be developed into a traditional subdivision.*
- *Dr. Rouse motioned to forward a favorable recommendation to the County Commission for the rezoning request.*
- *Commissioner Calton seconded the motion and the vote in favor passed unanimously.*

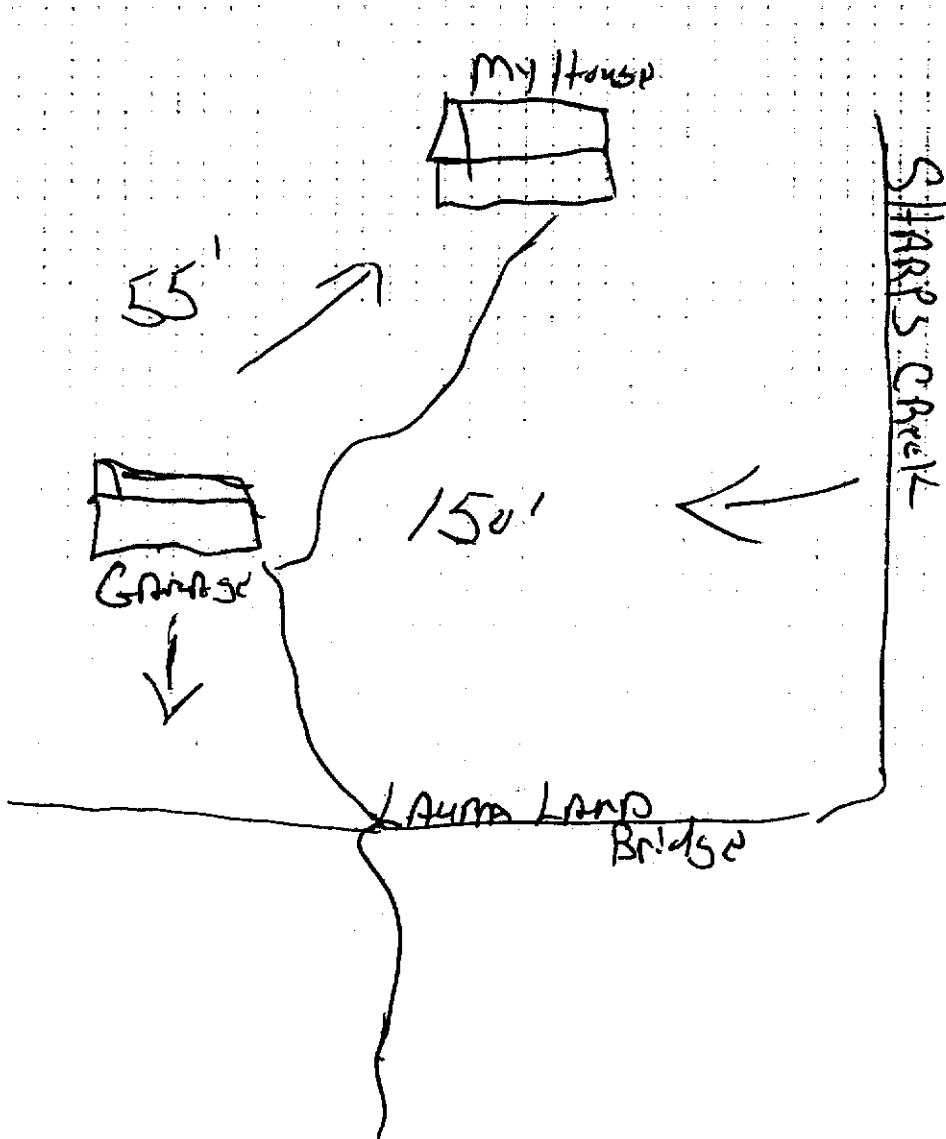
Sullivan County
Planning & Codes Department
Plot Plan

OFFICE USE
COMPLETED 407
INCOMPLETE

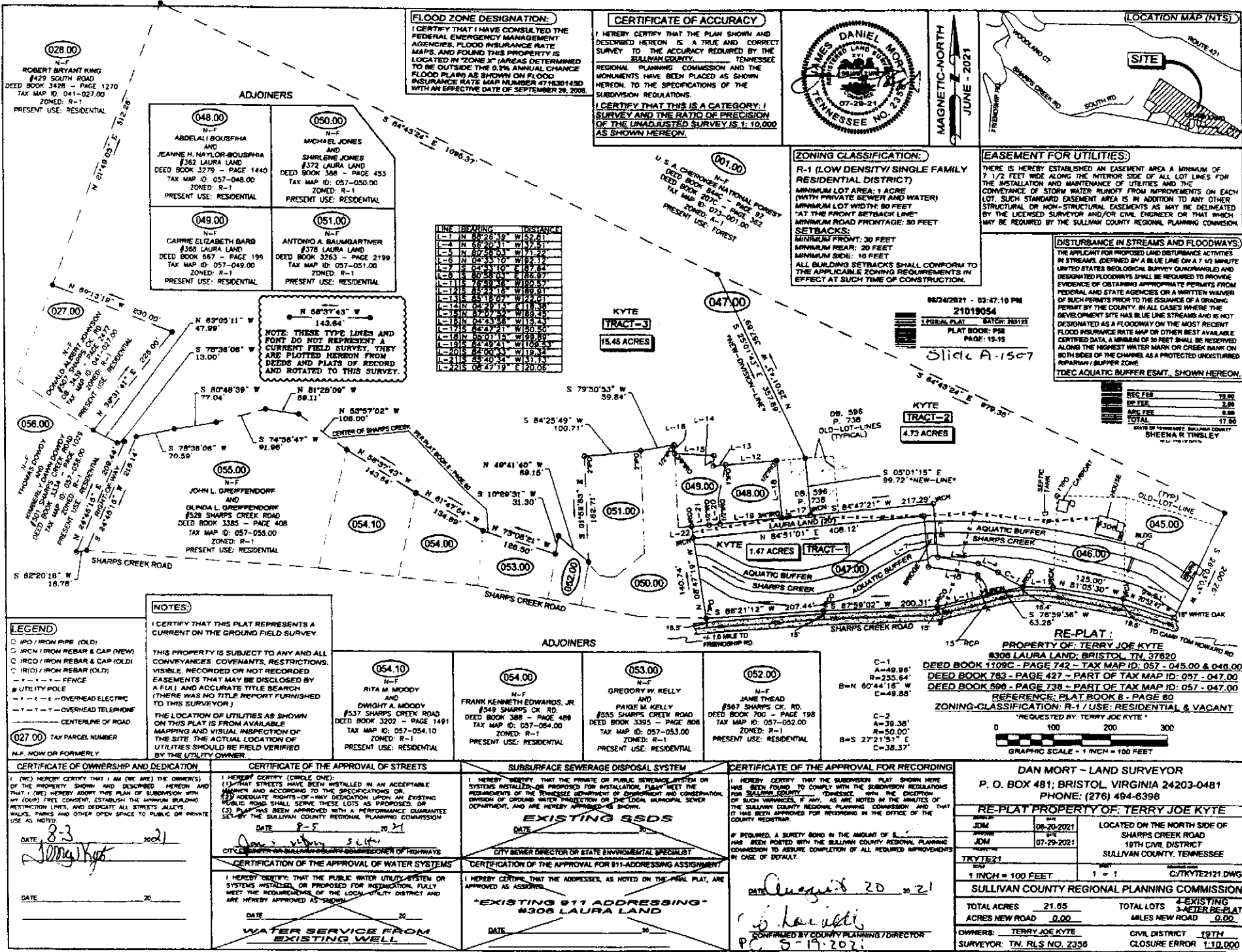
Owner: Terry J Kytz
Address: 3016 Laura Land Bristol TN 37620
Structure: Garage Number of stories: _____

CHECKLIST FOR ALL REQUIREMENTS MUST BE COMPLETED

- | | | | |
|---|--|--|-----------------------------------|
| <input type="checkbox"/> Distance from property lines porches/overhang included | <input type="checkbox"/> Septic Tank & Field Bed Lines | <input type="checkbox"/> Water Meter | <input type="checkbox"/> Driveway |
| <input type="checkbox"/> County Road | <input type="checkbox"/> Existing Structures with dimensions | <input type="checkbox"/> Proposed structure dimensions | |
| <input type="checkbox"/> Any other items such as creeks and drainage | <input type="checkbox"/> Type of Construction (Conventional Framing, Post Frame, or Metal) | | |



Sign: Terry J Kytz Date: 3-4-22

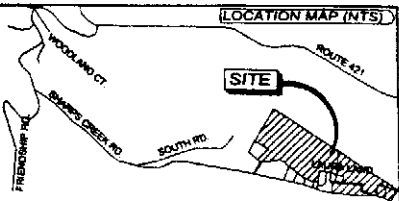


FLOOD ZONE DESIGNATION:
 I CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCIES, FLOOD INSURANCE RATE MAPS, AND FOUND THIS PROPERTY IS LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 47183D453 WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2008)

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SULLIVAN COUNTY, TENNESSEE REGIONAL PLANNING COMMISSION AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.
 I CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.



MAGNETIC-NORTH
 JUNE - 2021



ZONING CLASSIFICATION:
 R-1 (LOW DENSITY/ SINGLE FAMILY RESIDENTIAL DISTRICT)
 MINIMUM LOT AREA: 1 ACRE
 WITH PRIVATE SEWER AND WATER)
 MINIMUM LOT WIDTH: 80 FEET
 "AT THE FRONT SETBACK LINE"
 MINIMUM ROAD FRONTAGE: 30 FEET
 SETBACKS:
 MINIMUM FRONT: 20 FEET
 MINIMUM REAR: 20 FEET
 MINIMUM SIDE: 10 FEET
 ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.

EASEMENT FOR UTILITIES:
 THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7 1/2 FEET WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORM WATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION.

DISURBANCE IN STREAMS AND FLOODWAYS:
 THE APPLICANT FOR PROPOSED LAND DISTURBANCE ACTIVITIES IN STREAMS (DEFINED AS LINE ON A 1:10000 UNITED STATES GEOLOGICAL SURVEY QUADRANGLE) AND DESIGNATED FLOODWAYS SHALL BE REQUIRED TO PROVIDE EVIDENCE OF OBTAINING APPROPRIATE PERMITS FROM FEDERAL AND STATE AGENCIES OR A WRITTEN WAIVER OF SUCH PERMITS PRIOR TO THE ISSUANCE OF A GRADING PERMIT BY THE COUNTY. IN ALL CASES WHERE THE DEVELOPMENT SITE HAS BLUE LINE STREAMS AND IS NOT DESIGNATED AS A FLOODWAY ON THE MOST RECENT FLOOD INSURANCE RATE MAP OR OTHER BEST AVAILABLE CERTIFIED DATA, A MINIMUM OF 30 FEET SHALL BE RECEIVED ALONG THE HIGHEST WATER MARK OR CREEK BANK ON BOTH SIDES OF THE CHANNEL AS A PROTECTED UNDISTURBED RIPARIAN / BUFFER ZONE.
 TDEC AQUATIC BUFFER ESMT, SHOWN HEREON.

NOTE: THESE TYPE LINES AND FONT DO NOT REPRESENT A CURRENT FIELD SURVEY. THEY ARE PLOTTED HEREON FROM DEEDS AND PLATS OF RECORD AND ROTATED TO THIS SURVEY.

88242021 - 03:47:10 PM
 21019054
 SPECIAL PLAT BATCH: RE-PLAT
 PLAT BOOK: PSB
 PAGE: 15-15
 Slide A-1507

REG FEE	18.00
DP FEE	2.00
ARG FEE	8.00
TOTAL	17.80

STATE OF TENNESSEE SULLIVAN COUNTY
 SHEENA R. TINSLEY
 07/18/2021

NOTES:
 I CERTIFY THAT THIS PLAT REPRESENTS A CURRENT ON THE GROUND FIELD SURVEY.
 THIS PROPERTY IS SUBJECT TO ANY AND ALL CONVEYANCES, COVENANTS, RESTRICTIONS, VISIBLE, RECORDED OR NOT RECORDED EASEMENTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH (THERE WAS NO TITLE REPORT FURNISHED TO THIS SURVEYOR).
 THE LOCATION OF UTILITIES AS SHOWN ON THIS PLAT IS FROM AVAILABLE MAPPING AND VISUAL INSPECTION OF THE SITE. THE ACTUAL LOCATION OF UTILITIES SHOULD BE FIELD VERIFIED BY THE UTILITY OWNER.

LEGEND
 ○ IRP / IRON PIPE (OLD)
 ○ IRON / IRON REBAR & CAP (NEW)
 ○ IRON / IRON REBAR & CAP (OLD)
 ○ IRP / IRON REBAR (OLD)
 --- FENCE
 --- UTILITY HOLE
 --- OVERHEAD ELECTRIC
 --- OVERHEAD TELEPHONE
 --- CENTERLINE OF ROAD
 027.00 TAX PARCEL NUMBER
 N.A. NOW OR FORMERLY

<p>054.10 N-F RITA M. MOODY AND DWIGHT A. MOODY #537 SHARPS CREEK ROAD DEED BOOK 3202 - PAGE 1491 TAX MAP ID: 057-054.10 ZONED: R-1 PRESENT USE: RESIDENTIAL</p>	<p>054.00 N-F FRANK KENNETH EDWARDS, JR. #549 SHARPS CK. RD. DEED BOOK 308 - PAGE 408 TAX MAP ID: 057-054.00 ZONED: R-1 PRESENT USE: RESIDENTIAL</p>	<p>053.00 N-F GREGORY W. KELLY AND PAIGE M. KELLY #555 SHARPS CREEK ROAD DEED BOOK 3395 - PAGE 808 TAX MAP ID: 057-053.00 ZONED: R-1 PRESENT USE: RESIDENTIAL</p>	<p>052.00 N-F JAMIE THEAD #567 SHARPS CK. RD. DEED BOOK 700 - PAGE 198 TAX MAP ID: 057-052.00 ZONED: R-1 PRESENT USE: RESIDENTIAL</p>
--	---	---	--

RE-PLAT:
 PROPERTY OF: TERRY JOE KYTE
 #306 LAURA LAND; BRISTOL TN, 37820
 DEED BOOK 1109C - PAGE 742 - TAX MAP ID: 057 - 045.00 & 046.00
 DEED BOOK 783 - PAGE 427 - PART OF TAX MAP ID: 057 - 047.00
 DEED BOOK 596 - PAGE 738 - PART OF TAX MAP ID: 057 - 047.00
 REFERENCE: PLAT BOOK 8 - PAGE 80
 ZONING CLASSIFICATION: R-1 / USE: RESIDENTIAL & VACANT
 REQUESTED BY: TERRY JOE KYTE

C-1
 A=49.89'
 B=N 60°44'16" W
 C=49.88'

C-2
 A=39.38'
 B=S 7°59'36" E
 C=38.37'

GRAPHIC SCALE - 1 INCH = 100 FEET

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADMIT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LINES, AND DEDICATE ALL STREETS, ALLEYS, EASEMENTS, RIGHTS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.
 DATE: 8-3-2021
 Signature: Terry Joe Kyte

CERTIFICATE OF THE APPROVAL OF STREETS
 I HEREBY CERTIFY (CIRCLE ONE):
 (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR
 (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED OR
 (3) PLANS HAVE BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION
 DATE: 8-5-2021
 Signature: [Signature]
 CITY ENGINEER OR SULLIVAN COUNTY COMMISSIONER OF HIGHWAYS

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS
 I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT AND ARE HEREBY APPROVED AS SHOWN.
 DATE: 8-5-2021
 Signature: [Signature]
 WATER SERVICE FROM EXISTING WELL

SUBSURFACE SEWERAGE DISPOSAL SYSTEM
 I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWERAGE SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF GROUND WATER PROTECTION OR THE LOCAL MUNICIPAL SEWER DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.
 EXISTING SDDS
 DATE: 8-5-2021
 Signature: [Signature]
 CITY SEWER DIRECTOR OR STATE ENVIRONMENTAL SPECIALIST

CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT
 I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.
 EXISTING 911 ADDRESSING - #306 LAURA LAND
 DATE: 8-5-2021
 Signature: [Signature]

CERTIFICATE OF THE APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SULLIVAN COUNTY, TENNESSEE AND THE DISPOSITION OF SUCH VOLUMES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.
 IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$____ HAS BEEN POSTED WITH THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
 DATE: August 20 2021
 Signature: [Signature]
 CONFIRMED BY COUNTY PLANNING DIRECTOR
 PC 5-17-2021

DAN MORT - LAND SURVEYOR
 P. O. BOX 481; BRISTOL, VIRGINIA 24203-0481
 PHONE: (276) 494-6398

RE-PLAT PROPERTY OF: TERRY JOE KYTE

LOCATED ON THE NORTH SIDE OF SHARPS CREEK ROAD 19TH CIVIL DISTRICT SULLIVAN COUNTY, TENNESSEE

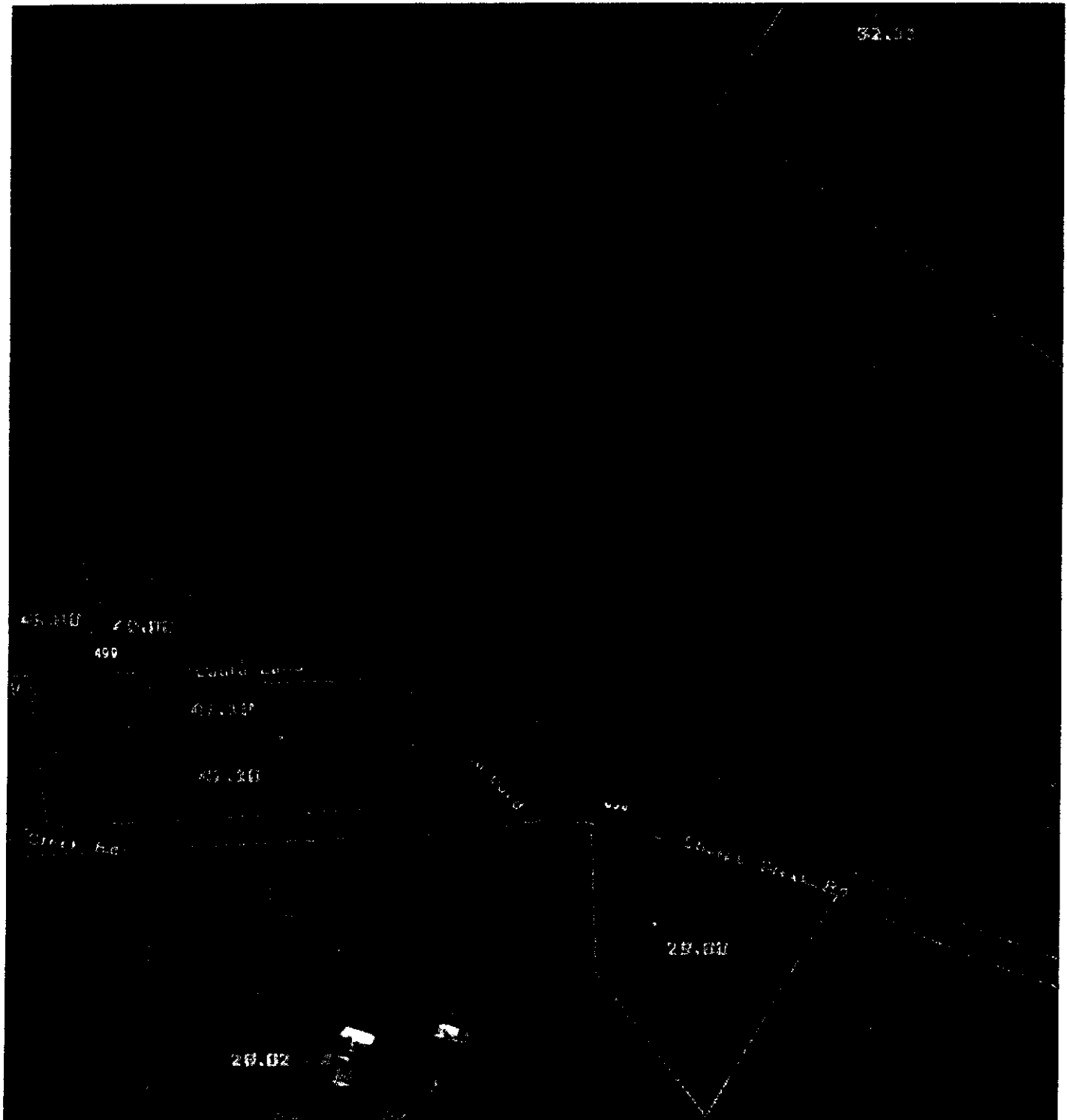
DATE: 08-20-2021
 DATE: 07-29-2021

1 INCH = 100 FEET
 1 = 1
 C:\TKYTE\2121.DWG

SULLIVAN COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES	21.85	TOTAL LOTS	4 EXISTING
ACRES NEW ROAD	0.00	MILES NEW ROAD	0.00

OWNERS: TERRY JOE KYTE
 SURVEYOR: TN, RLS NO. 2356
 CIVIL DISTRICT: 19TH
 CLOSURE ERROR: 1:10,000



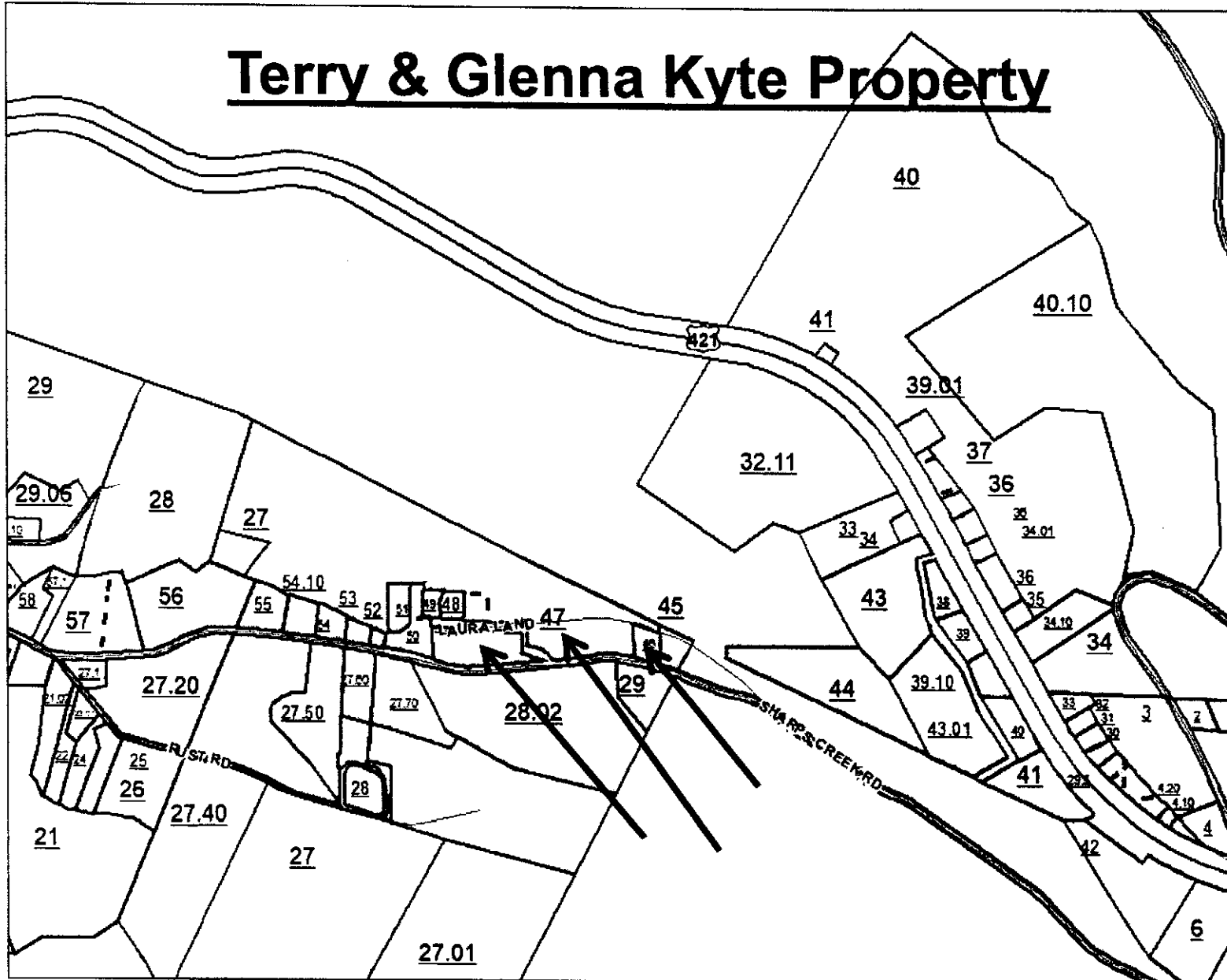
Date: March 4, 2022
 County: Sullivan
 Owner: KYTE TERRY JOE & GLENNA
 Address: LAURA LAND 306
 Parcel Number: 057 046.00
 Deeded Acreage: 4.73
 Calculated Acreage: 0
 Date of Imagery: 2019

600 sq ft - Barn
 320 sq ft - Carport
 - Small Building
 920 sq ft
 900 sq ft - Proposed

Esri, HERE, Garmin, (c) OpenStreetMap contributors
 State of Tennessee, Comptroller of the Treasury, Department of Property
 Assessment (DPA) - Geographic Services
 TDOT

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.

Terry & Glenna Kyte Property



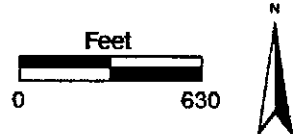
Address Data Source:
 Sullivan County, Sul Co 911
 Kingsport, Kut GIS
 Johnson City, JC GIS
 Bristol, Bristol 911

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 and surveying in the State of Tennessee should be retained for all questions of boundary and location of lot lines.



Sullivan County, TN
 Planning and Codes Dept.

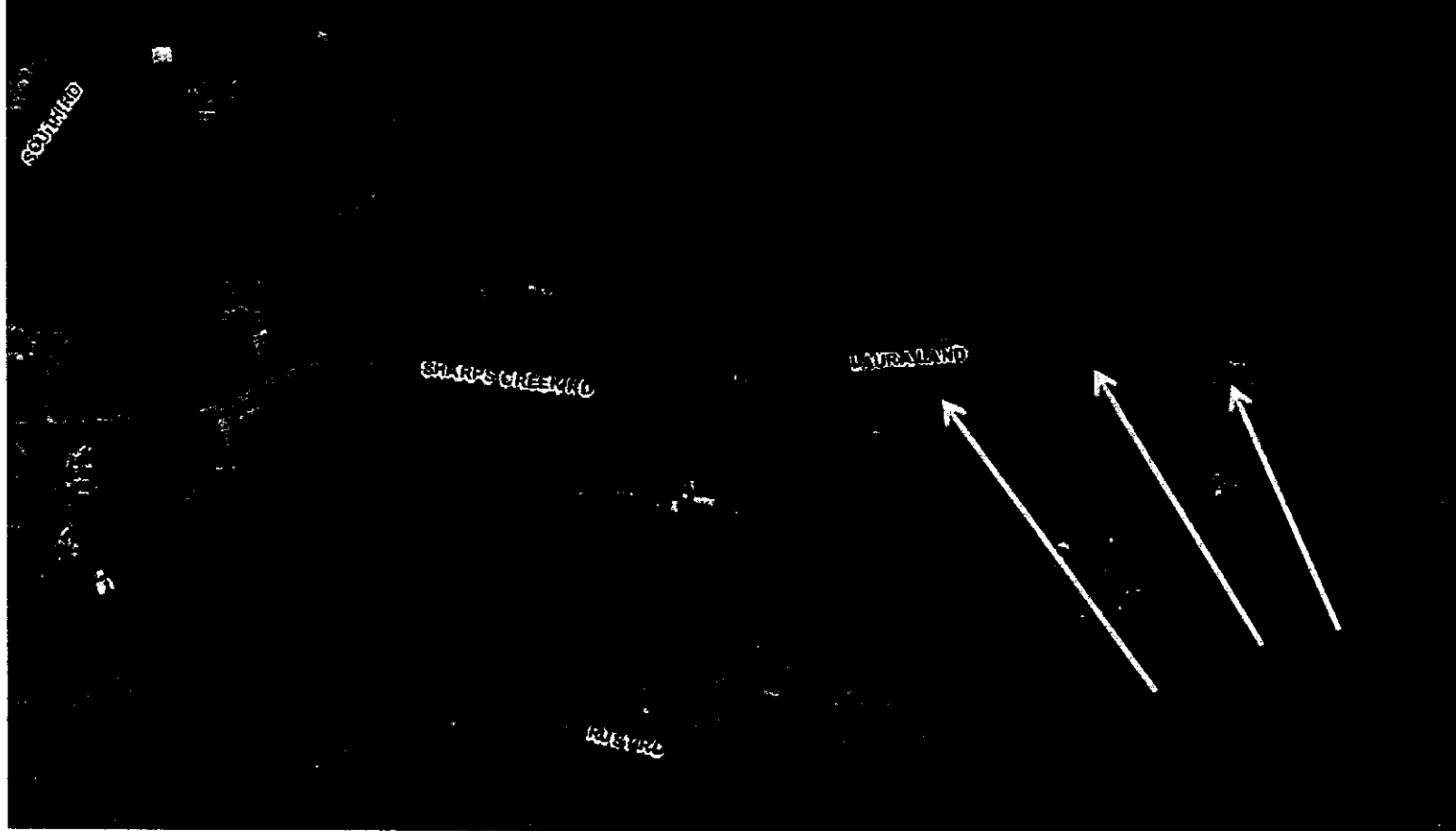
Map Inception Rate Map (FIRM) 2007
 2007 Flood Insurance Rate Map (FIRM) 2007
 2007 Flood Insurance Rate Map (FIRM) 2007
 2007 Flood Insurance Rate Map (FIRM) 2007
 2007 Flood Insurance Rate Map (FIRM) 2007



Thoroughfares
 ~ Arterial
 ~ Collector
 // Lot Lines

Terry & Glenna Kyte Property

331



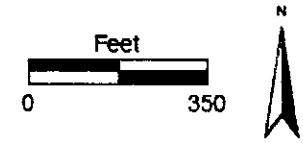
Address Data Source:
 Sullivan County, Sul Co 911
 Kingsport, Met GIS
 Johnson Ctr, JC GIS
 Bristol, Bristol 911

Notice:
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Sullivan County, TN
 Planning and Codes Dept.

Food Insurance Rebate Map of 2007
 1. 2007 Food Insurance Rebate Area
 2. 2007 Food Insurance Rebate Area
 3. 2007 Food Insurance Rebate Area
 4. 2007 Food Insurance Rebate Area



- Thoroughfares**
- ~ Arterial
 - ~ Collector
 - ~ Lot Lines

411

Terry & Glenn Property



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

Thoroughfares

- ~ Arterial
- ~ Collector
- /// Lot Lines

Sullivan County Zoning

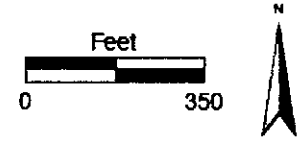
- A-1
- A-2
- A-5
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PBD-3
- PBD/SC
- PMD-1
- PMD-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water



Sullivan County, TN
 Planning and Codes Dept.

Food Interstate Rule Map (FIRM) 2007

- 100 Year Flood Hazard Area
- 500 Year Flood Hazard Area
- Special Flood Hazard Area
- Other Flood Hazard Areas



4.2

Terry & Glenna Kyte Property



Address Data Source:
 Sullivan County, SA Co 911
 Kingsport, KY GIS
 Johnson City, NC GIS
 Bristol, Bristol 911

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

- Thoroughfare s**
- ~ Arterial
 - ~ Collector
 - ~ Lot Lines

Sullivan County Zoning

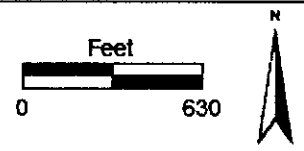
- A-1
- A-2
- A-5
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PBD-3
- PBD/SC
- PMD-1
- PMD-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water



Sullivan County, TN
 Planning and Codes Dept.

Legend

- Water
- Arterial
- Collector
- Lot Lines
- Other



3-1-1



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

2-4

NOTICE OF REZONING REQUEST

March 28, 2022

Dear Property Owner:

Please be advised Terry & Glenna Kyte have applied to Sullivan County to rezone property located 306 Laura Land from R-1 (Low Density/Single Family Residential District) to A-1 (General Agricultural/Estate Residential District) for the purpose of residential use with a larger accessory structure.

Sullivan County Regional Planning Commission – 6:00 PM on April 19, 2022

County Commission – 6:00 PM on May 19, 2022

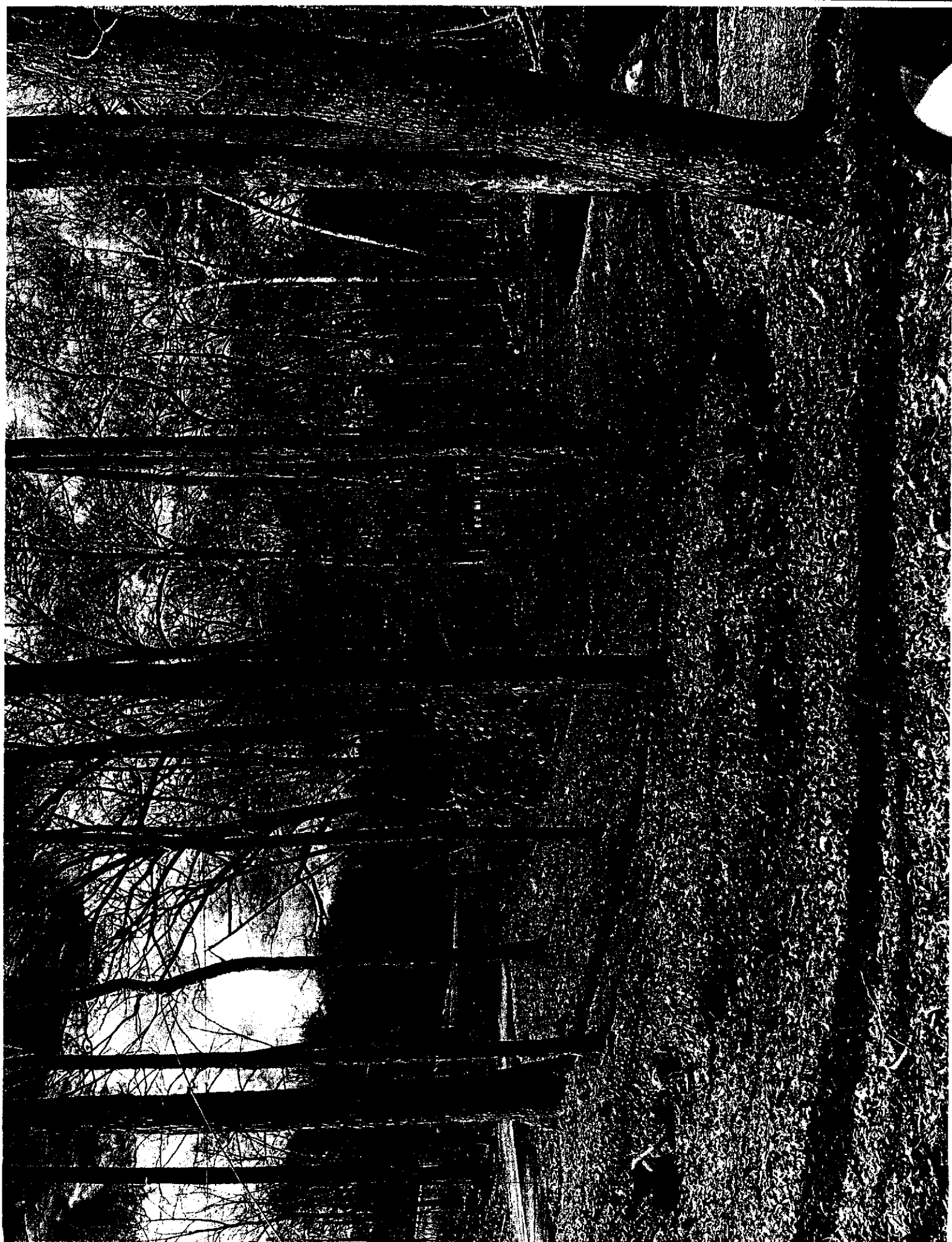
Both meetings are held in the Old Historic Sullivan County Courthouse, 2nd Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let the Sullivan County Planner know if you need any special assistance for these public meetings at 423-279-2603.

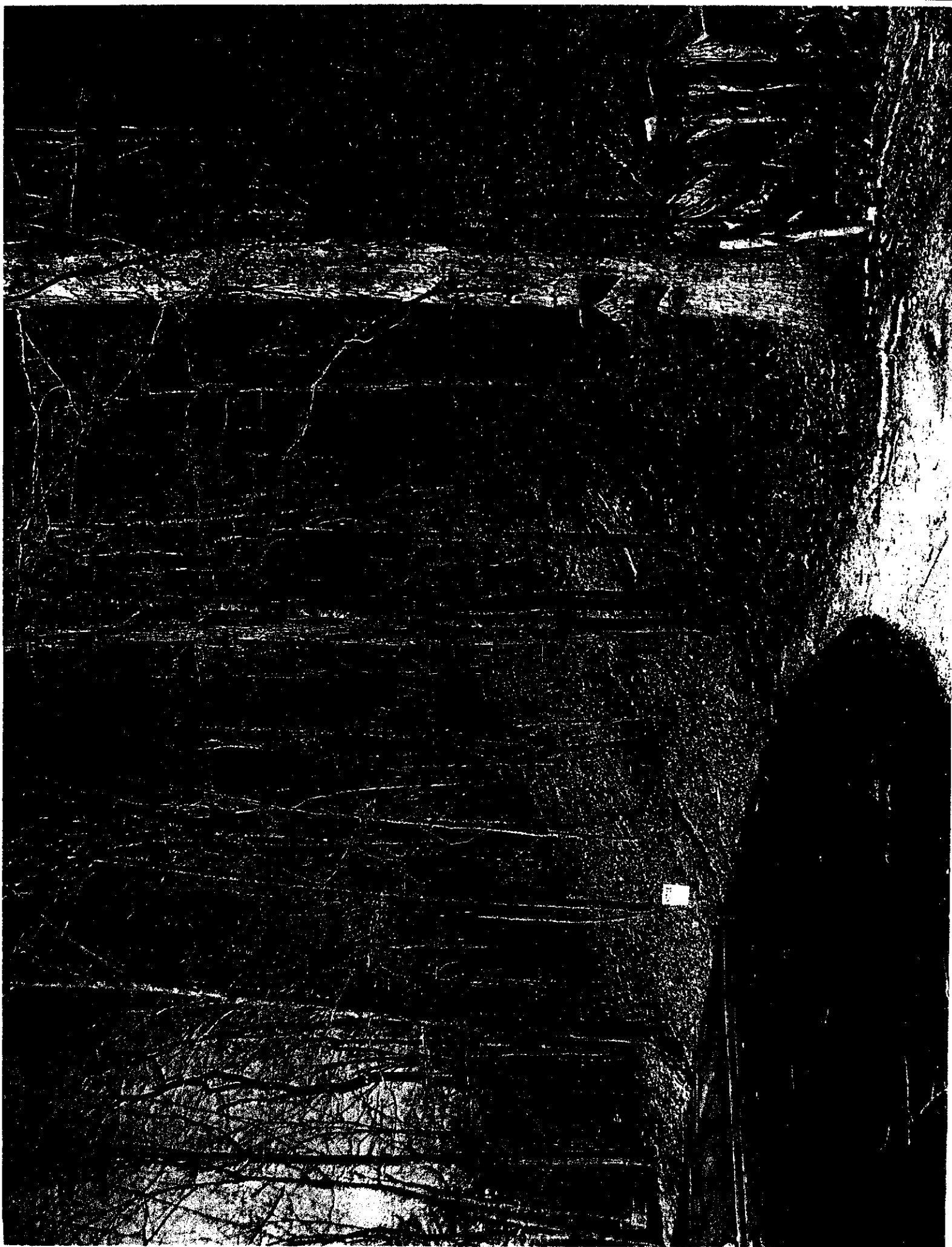
Regards,

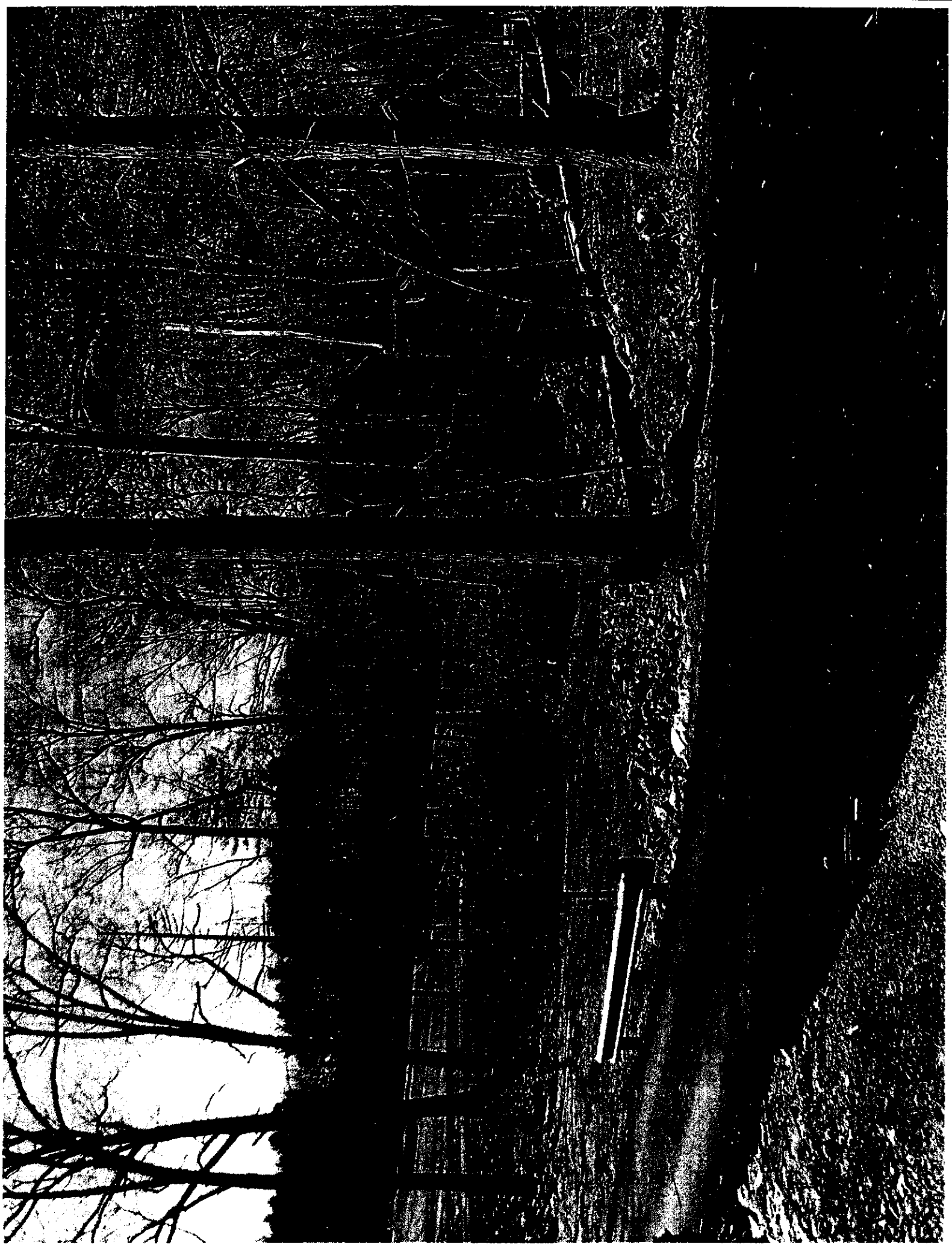
A handwritten signature in cursive script, appearing to read "A. Torbett".

Ambre M. Torbett, AICP
Director Planning & Codes

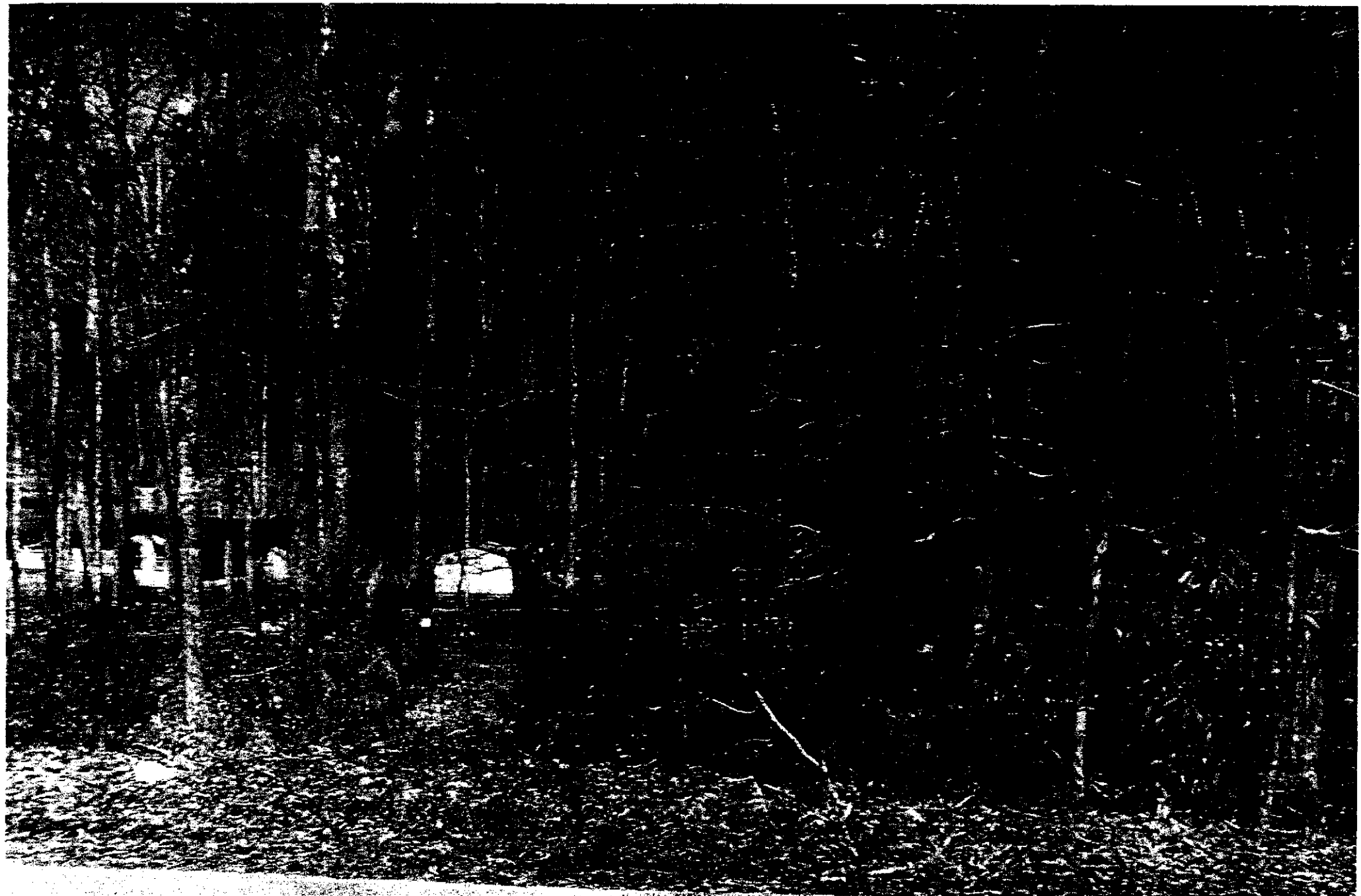
mh











03/24/2022





PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 03/14/2022

Property Owner: Dennis & Bessie McCracken & Ricky & Sherry Fleenor

Address: 383 Old Beidleman Road Bristol TN 37620

Phone number: 423-943-2144

Email: dennis428@btes.tv

Property Identification

Tax Map: 055	Group:	Parcel: 39.55 & 39.50	
Zoning Map: 10	Zoning District: B-3	Proposed District: R-1	Civil District: 1
Property Location: 375 & 383 Old Beidleman Road			Commission District: 1
Purpose of Rezoning: For Residential Use			

Meetings

Planning Commission:

Place: Slater Center, 325 McDowell Street Bristol TN 37620

Date: April 18, 2022

Time: 6 PM

Approved: _____

Denied: _____

County Commission:

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

Date: May 19m 2022

Time: 6:00 PM

Approved: _____

Denied: _____

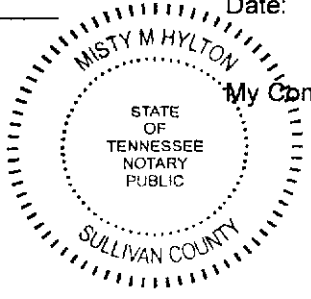
DEED RESTRICTIONS

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: Sherry M Fleenor
Dennis McCracken

Date: 3-14-2022

Notary Public: Misty M Hylton



My Commission Expires: May 22, 2023

**REPORT TO THE PLANNING
COUNTY REZONING RECOMMENDATION
Case# RZZ22-595**



Request: Rezoning Recommendation within the Urban Growth Boundary from B-3 to R-1

Applicants/Owners: Dennis & Bessie McCracken and Ricky & Sherry Fleenor

Location: 375 & 383 Old Beidleman Road (Urban Growth Boundary)

Tax ID: Tax Map 55, Parcels 39.55 & 39.50

Zoning: B-3 (General Business Services District) to R-1 (Low Density/Single Family Residential District)

Acreage: Approximately 0.61 and 0.24 individually; 0.85 acres total on 2 parcel

School: Emmett Elementary, Sullivan East Middle, & Sullivan East High

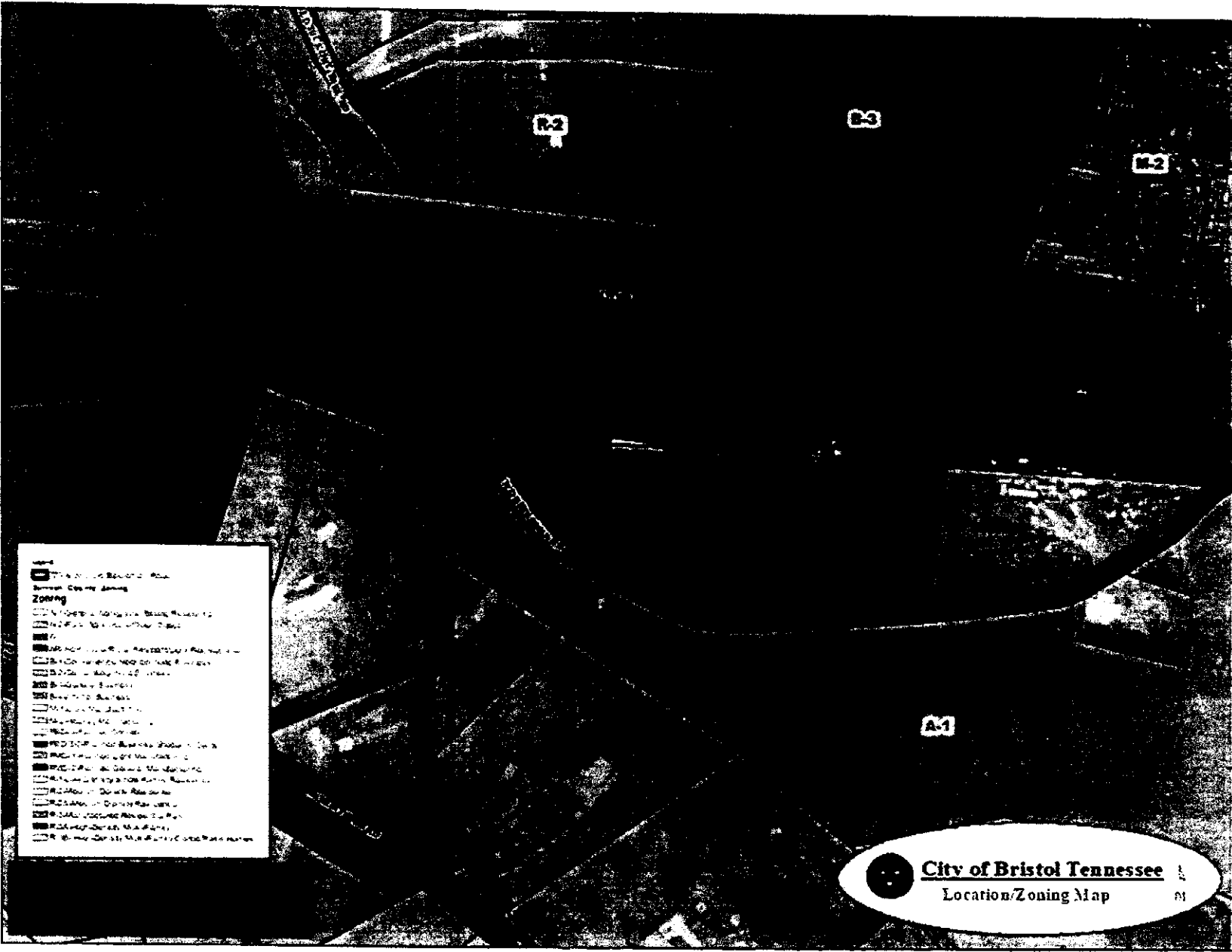
Meeting Date: April 18, 2022

Background

Property owners Sherry and Ricky Fleenor and Dennis and Bessie McCracken have requested that their adjacent properties, 375 Old Beidleman Road and 383 Old Beidleman Road, be rezoned from Sullivan County, B-3 (General Business Services District) to Sullivan County R-1 (Low Density/Single Family Residential District). The requested properties are identified as Sullivan County Tax Map 55, Parcels 39.55 & 39.50, and are located along Old Beidleman Road in eastern Sullivan County, Tennessee in Bristol's Urban Growth Boundary.

The purpose of the rezoning as stated in the request is "for residential use". Communication with Ambre Torbett, Director of Sullivan County Department of Planning & Codes, stated via email message that "The owners live there residentially. The building setbacks for commercial is 30 on all sides, while R-1 is less. The owners would like to replat the lots to make the one in the rear (383 Old Beidleman Road) wider. This will be a good start in ensuring zoning compliance on lot area; however not fully. The lots predate zoning, so nothing we do will bring it up to code while allowing them to live there. There are other dwellings zoned commercial, however they did not join in on the application at this time. The main point is that these are homes not businesses and while they front on Hwy 421, they have no access from there, so I am not sure why they were zoned commercial originally." Sullivan County staff recommended rezoning rather than go the BZA for a variance. Ms. Torbett explained and owner/applicant Ms. McCracken agreed via telephone conversation that the B-3 setbacks allow no room for the owners' future garage.

On the next pages you will find a location and zoning map of the subject parcel along with images of the properties.



- Legend**
- City of Bristol, Tennessee
 - County of Hamilton, Tennessee
 - Zoning**
 - Residential Single-Family (R-1)
 - Residential Single-Family (R-2)
 - Residential Single-Family (R-3)
 - Residential Medium-Density (RM-1)
 - Residential Medium-Density (RM-2)
 - Residential Medium-Density (RM-3)
 - Residential Medium-Density (RM-4)
 - Residential Medium-Density (RM-5)
 - Residential Medium-Density (RM-6)
 - Residential Medium-Density (RM-7)
 - Residential Medium-Density (RM-8)
 - Residential Medium-Density (RM-9)
 - Residential Medium-Density (RM-10)
 - Residential Medium-Density (RM-11)
 - Residential Medium-Density (RM-12)
 - Residential Medium-Density (RM-13)
 - Residential Medium-Density (RM-14)
 - Residential Medium-Density (RM-15)
 - Residential Medium-Density (RM-16)
 - Residential Medium-Density (RM-17)
 - Residential Medium-Density (RM-18)
 - Residential Medium-Density (RM-19)
 - Residential Medium-Density (RM-20)
 - Residential Medium-Density (RM-21)
 - Residential Medium-Density (RM-22)
 - Residential Medium-Density (RM-23)
 - Residential Medium-Density (RM-24)
 - Residential Medium-Density (RM-25)
 - Residential Medium-Density (RM-26)
 - Residential Medium-Density (RM-27)
 - Residential Medium-Density (RM-28)
 - Residential Medium-Density (RM-29)
 - Residential Medium-Density (RM-30)
 - Residential Medium-Density (RM-31)
 - Residential Medium-Density (RM-32)
 - Residential Medium-Density (RM-33)
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 - Residential Medium-Density (RM-97)
 - Residential Medium-Density (RM-98)
 - Residential Medium-Density (RM-99)
 - Residential Medium-Density (RM-100)

City of Bristol Tennessee
 Location/Zoning Map



View from Old Beidleman Road



View from Highway 421 towards the rear

Information

Ms. Torbett confirmed that both subject residential structures were build prior to 1988, when zoning was established in Sullivan County. The property at 375 Old Beidleman Road has approximately 0.61 acres and 383 Old Beidleman Road is 0.24 acre, for a total of approximately 0.85 acres.

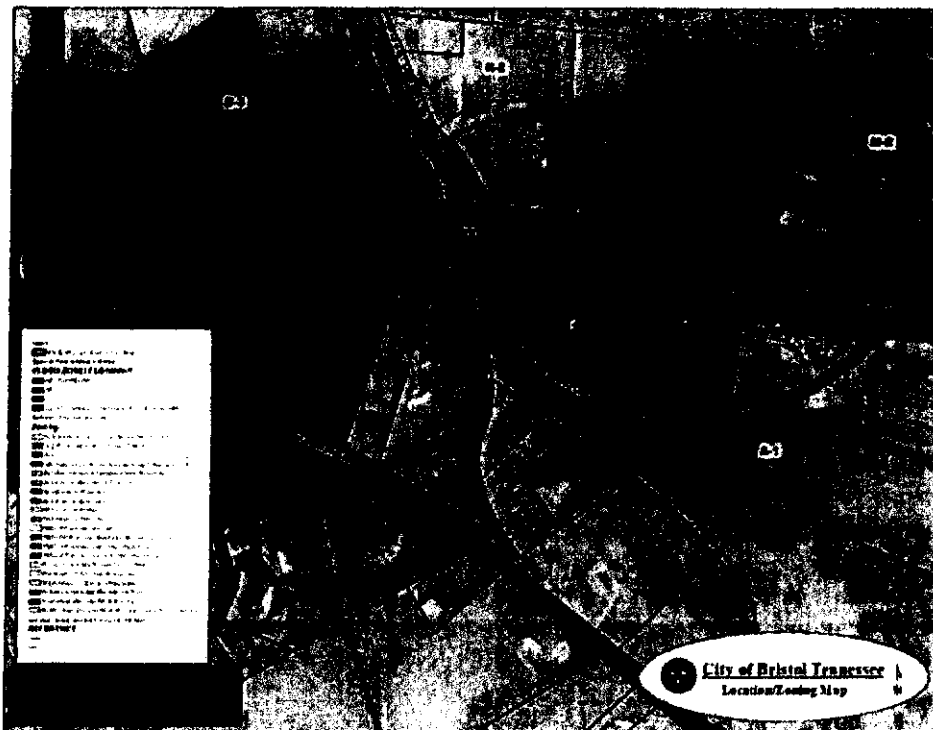
375 Old Beidleman Road has 98.2 feet of frontage on Old Beidleman Road. Old Beidleman Road, repaved last year, is a dead-end road accessed from Booher Drive. The lots have a combined total of 101.85 feet of frontage along Highway 421 but neither access Highway 421.

A single-family residence is located on each subject lot.

Natural Features

Beidleman Creek, a blue line stream per Tennessee Department of Environment and Conservation (TDEC), flows along the southern side of Old Beidleman Road. A Special Flood Hazard Area surrounds the creek, which does not have an established base flood elevation. Sullivan County administers and enforces Sullivan County Flood Damage Prevention Resolution for any new construction. The subject lots are not impacted by the creek or flood zone.

The graphic below also shows the topography, in 20-foot intervals, of the subject lots. The southern property line is lowest, rising towards Highway 421.



Zoning and Land Use

	Existing Zoning	Existing Land Use
Subject Properties	Sullivan County, B-3 (General Business Services District)	Residential-single-family
North	Sullivan County, B-3 (General Business Services District)	Across Highway 421, 3 properties, apparently unused/vacant commercial building Residential, Single-family
South	Sullivan County, A-1 (General Agricultural/Estate Residential District)	Across Old Beidleman Road, Beidleman Creek & Farmland
East	Sullivan County, A-1 (General Agricultural/Estate Residential District)	Residential, single-family & single-family

West	Sullivan County, B-3 (General Business Services District)	Residential, Single-Family
------	---	----------------------------

South Fork Utility District provides water to these lots, using a 2 inch water line. Sanitary sewer service is not available.

Analysis:

Staff analyzed the Sullivan County Zoning Resolution. The uses allowed in the Sullivan County R-1 district are similar to those of Bristol's R-1A (Low Density Single Family Residential District). The main or primary use in Sullivan County R-1 was low density single-family residential.

The R-1 district is not adjacent to the subject properties. The main use of single-family residential is adjacent though. The R-1 district, with a shorter list of allowed uses than the B-3 district, can be seen as downzoning here.

Staff also looked at Sullivan County bulk standards, which showed -

Setbacks in Sullivan County B-3 are 30 feet on all sides.

Setbacks for R-1 are:

- Front – 30 feet
- Rear – 30 feet
- Sides – 12 feet

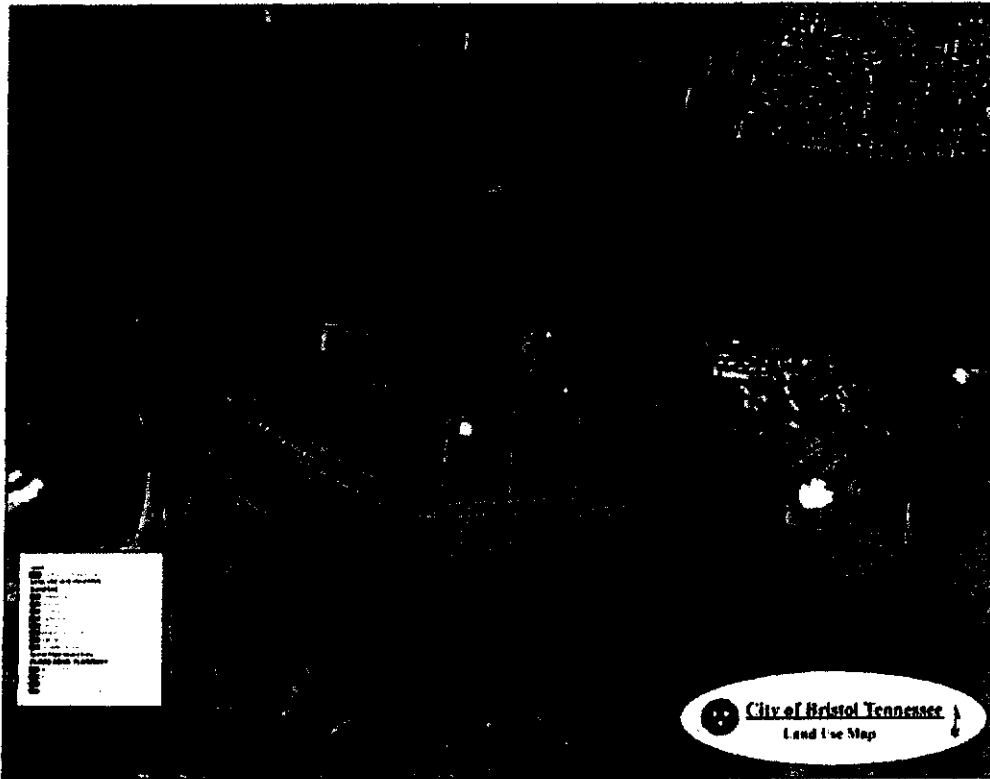
Setbacks in B-3 district are greater than those of R-1. An additional 18 feet of buildable area on both sides of each lot would be allowed for building area in the R-1 zone.

Zoning these parcels to R-1 would benefit Sullivan County. Ms. Torbett's assessment is that this location is not an appropriate location for the B-3 zone. Ms. Torbett explained that zoning these parcels to R-1 would help bring setback and land use into conformance. Sullivan County staff supports the rezoning request.

A confirmation email is attached from Ms. Torbett which confirms that Sullivan County staff is in favor of this rezoning and that R-1 zoning on these properties would benefit Sullivan County, along with the similar uses allowed in R-1 to those of neighboring lots, would nullify any question of spot zoning.

Land Use Plan and Policy

The Future Land Use Map serves as a general policy guide for the future development of the city and urban growth area. In areas of transition (areas where land use categories meet), all of the converging land uses should be given due consideration in context with the plan. It is not intended to be a parcel-by-parcel directive for the specific use of each property in the City and its surrounding grown area, but to serve as a general policy guide for the future development of that area. While the Sullivan County R-1 district is not adjacent to the subject, the property after rezoned is designed to preserve its low density single-family residential nature, to contribute to quality of life.

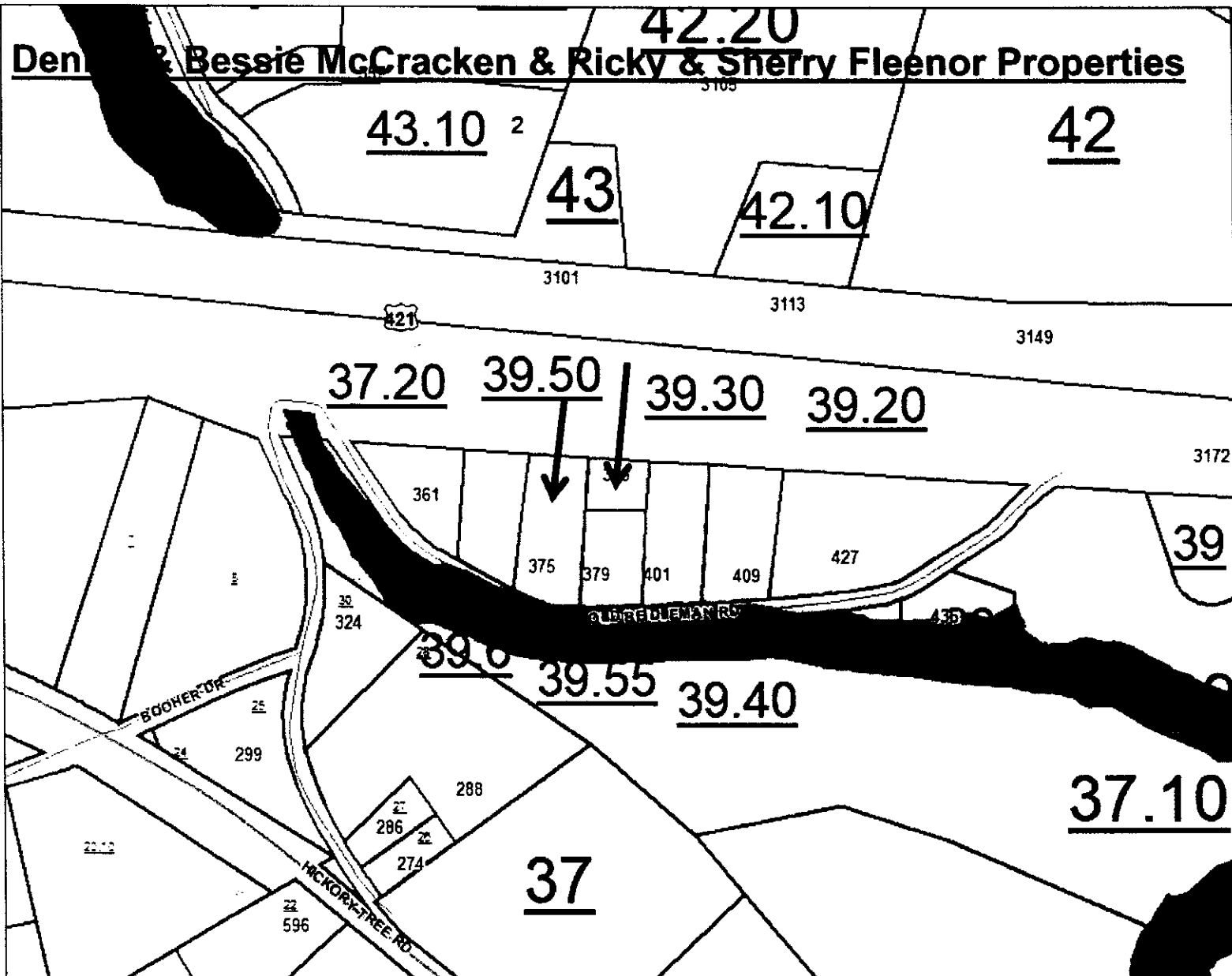


The Land Use Map indicates that the site will be developed both commercially and for low density residential. Staff feels that the requested rezoning agrees with the intent of the Future Land Use Plan and Policy. The R-1 use classification is similar to those from the surrounding area. The Future Land Use Plan & Policy agrees with the rezoning request.

Staff Recommendation:

Staff recommends the Bristol Tennessee Municipal Regional Planning Commission send a favorable recommendation to the Sullivan County Commission for this request.

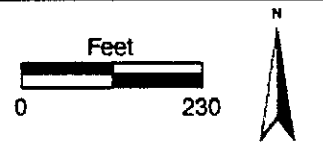
Heather Moore, AICP
Land Use Planner



Sullivan County, TN
 Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2007

- Flood Hazard Area
- Flood Hazard Area
- Flood Hazard Area
- Flood Hazard Area



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

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

Thoroughfares
 ~ Arterial
 ~ Collector

421

Dennis & Bessie McCracken & Ricky & Sherry Fleenor Properties

Address Data Source:

Sullivan County, Sul. Co 911
 Kingsport, Kut GIS
 Johnson City, JC GIS
 Bristol, Bras GIS

Notice:

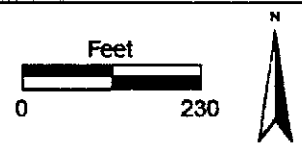
A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and location of lot lines.



Sullivan County, TN
 Planning and Codes Dept.

Third Interim Rate Map (PRM) 2007

- All other properties
- Arterial
- Collector
- Local
- Unimproved



Thoroughfares

- ~ Arterial
- ~ Collector

003

EMPHIS TO BRISTOL, McCRACKEN & PICKY & SHERM, FLEETOR PROPERTIES



Address Data Source:
 Sullivan County, Sulf Co 911
 Kingsport, Met GIS
 Johnson City, JC GIS
 Bristol, Bristol 911

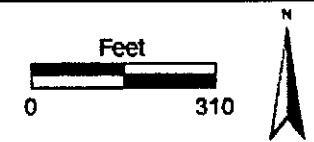
Notice:
 This map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed in the State of Tennessee should be retained for all questions of boundary and location of **Thoroughfares**.

- Arterial
- Collector
- Bristol 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
- PM D-1
- PM D-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water



Sullivan County, TN
 Planning and Codes Dept.

Flood Hazard Risk Map (FIRM) 2007
 Legend:
 - Flood Hazard Risk
 - Flood Hazard Risk
 - Flood Hazard Risk
 - Flood Hazard Risk



104



Address Data Source:

Sullivan County, Sul Co 911
 Kingsport, Kut GIS
 Johnson City, JS 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 questions of boundary and location.

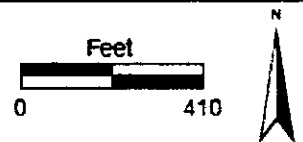
- Thoroughfares**
- Arterial
 - Collector
 - Bristol UGB
- Sullivan County Zoning**
- A-1
 - A-2
 - A-5
 - AR
 - B-1
 - B-2
 - B-3
 - B-4
 - M-1
 - M-2
 - PBD-3
 - PBD/SC
 - PMD-1
 - PMD-2
 - R-1
 - R-2
 - R-2A
 - R-3
 - R-3A
 - R-3B
 - Water



Sullivan County, TN
 Planning and Codes Dept.

Real Insurance Rate Map (RIRM) 2007

- Rate 1
- Rate 2
- Rate 3
- Rate 4



**SULLIVAN COUNTY**

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

NOTICE OF REZONING REQUEST

March 28, 2022

Dear Property Owner:

Please be advised Dennis & Bessie McCracken and Ricky & Sherry Fleenor have applied to Sullivan County to rezone property located 375 & 383 Old Beidleman Road from B-3 (General Business Service District) to R-1 (Low Density/Single-Family Residential District) for the purpose of residential use

Bristol Regional Planning Commission – 6:00 PM on April 18, 2022 (Monday night)

County Commission public hearing – 6:00 PM on May 19, 2022 (Thursday night)

The Bristol Planning Commission will meet in the Slater Center 325 McDowell Street Bristol Tennessee. The Sullivan County Commission meeting is held in the Old Historic Sullivan County Courthouse, 2nd Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let the Bristol Planner know if you need any special assistance for these public meetings at 423-989-5549.

Regards,

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

Ambre M. Torbett, AICP
Director Planning & Codes

mh

Rinaa, Sullivan - Tyes / Cabnet

WHEREAS, the County Commission has given due public notice of hearings related to zoning districts, regulations, and restrictions, and has held public hearings, and

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WHEREAS, all the requirements of the Tennessee Code, regarding the preparation of the report by the Regional Planning Commissions and subsequent action of the County Commission have been met.

THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF SULLIVAN COUNTY, TENNESSEE

1-103 INTENT AND PURPOSE This resolution is enacted pursuant to Title 13, of the Tennessee Code, for the following purposes:

- A. To promote and protect the public health, safety, morals, comfort, convenience, and general welfare of the people;
- B. To divide the territory included within the county's planning jurisdiction into zones and districts restricting and regulating therein the location, construction, reconstruction, alteration, and use of buildings, structures, and land for residence, business, commercial, manufacturing, and other specified uses;
- C. To protect the character and maintain the stability of residential, business, commercial, and manufacturing areas within the planning jurisdiction of the county, and to promote the orderly and beneficial development of such areas;
- D. To provide adequate light, air, privacy, and convenience of access to property;
- E. To regulate the intensity building development and assure that open spaces surrounding buildings that are adequate to provide necessary light and air and protect the public health.
- F. To establish building lines and the location of buildings designated for residential, business, commercial, manufacturing, or other uses within such lines;
- G. To fix reasonable standards to which buildings or structures shall conform;
- H. To prohibit uses, buildings, or structures that are incompatible with the character of development or the permitted uses within specified zoning districts;
- I. To prevent such additions to, and alterations or remodeling of, existing buildings or structures as would not comply with the restrictions and limitations imposed hereunder;
- J. To limit congestion in the public streets and so protect the public health, safety, convenience, and general welfare by providing for the off-street parking of motor vehicles, control of access to public streets and for the loading and unloading of commercial vehicles;
- K. To provide protection against fire, explosion, noxious fumes, and other hazards in the interest of the public health, safety; comfort, and general welfare;
- L. To prevent overcrowding of land and undue concentration of structures so far as is possible and appropriate in each district by regulating the use and the bulk of buildings in relation to the land surrounding them;
- M. To conserve the taxable value of land and buildings throughout the county;
- N. To provide for the gradual elimination of those uses of land, buildings and structures that do not conform to the standards of the districts in which they are respectively located and which are adversely affecting the development and taxable value of property in each district;
- O. To define and limit the powers and duties of the administrative officers and bodies as provided herein;
- P. To protect and in general allow for the beneficial uses of property.

a. In Any Yard:

- ◆ Arbors and trellises not attached to the principal structure or accessory structure.
- ◆ Driveways subject to other specific provisions of this resolution related directly thereto.
- ◆ Flagpoles having only one structural ground member.
- ◆ Fountains.
- ◆ Mailboxes.
- ◆ Open terraces, including natural plant landscaping, not including decks (decks are subject to principal structure setbacks).
- ◆ Pet enclosures less than one hundred (100) square feet.
- ◆ Sculpture or other similar objects of art, which do not advertise any business or service.
- ◆ Street furniture such as, but not limited to, benches, drinking fountains, trash receptacles, ashtrays, or light standards.
- ◆ Vehicular parking areas, unless, otherwise, specifically prohibited by applicable sections of this resolution.
- ◆ Vents necessary for use of fallout shelters constructed below grade of such yards but excluding all other parts of such shelters.
- ◆ Retaining walls, or fences not exceeding eight (8) feet in height measured from finish grade level and not roofed or structurally part of a building.

b. In Any Rear Yard: - There shall be a minimum setback requirement of (8) eight feet for all detached accessory structures including those that do not require a building permit such as:

- ◆ Clothes Poles or clotheslines.
- ◆ Private playground sets, swings/Recreational equipment.
- ◆ Small sheds or dog kennels

3-103.6(c)
part
2
section
C

Customary Residential Accessory Structures provided such structures comply with the following criteria:

- i. Structures placed in the rear yard behind the principal structure shall be setback a minimum of (8) eight feet from the sides and rear property line to avoid any utility and drainage easements (refer to survey or plat).
- ii. Structures placed in the side yard shall meet the minimum principal building setback requirements for that particular zone.
- iii. If in the opinion of the Building Commissioner the structure cannot be located in the rear or side yards due to topographical constraints pursuant to Article XII, the Building Commissioner may allow such structure to be placed in the front yard with minimum building setbacks applicable for that particular zone, as required for the principal structure.
- iv. The total maximum ~~square footage~~ area coverage of all accessory structures cannot exceed ten (10%) percent of the total parcel area or exceed the maximum total ~~square footage~~ building footprint area of structure(s) by zoning district. (See Table 3-103C herein); whichever is less.
- v. Prior to issuance of a permit, the property owner shall sign a statement affirming that the use of such structure is and will remain in compliance with the applicable zone.
- iv. All structures less than 120 square feet and not having a fixed base to the ground shall require no permit but shall adhere to the minimum setbacks and location as required above (amended on 12/19/2011 to comply with the 2006 IRC).
- vii. All structures, regardless of size or permit requirement, shall conform to the above setback and use restrictions.

3. Obstructions Prohibited at Street Intersections - On a corner lot, no fence, wall, parking, access point, sign, hedge, or other planting or structure that will materially obstruct vision between a height of three (3) feet and ten (10) feet above the center line grades of the intersecting streets shall be erected, placed, or maintained within the triangular area formed by the street lines at such corner lots and a straight line joining such street lines at points which are thirty-five (35) feet distance from the intersection of the street lines and measured along said street lines (see illustration in Appendix C). In case of rounded street lines at the intersecting streets, such measurement shall be made from the point of intersection of the tangents of the curve constituting the rounding. The purpose of this clear vision of the corner is for vehicular traffic approaching the intersection.

SIGN REGULATIONS

SECTIONS

9-100 PERMITS

9-101 PROHIBITED SIGNS

9-102 REGULATIONS FOR A-1/AR AND B-1 ZONING DISTRICTS

9-103 REGULATIONS B-2 ZONING DISTRICTS

9-104 REGULATIONS FOR B-3, B-4, PBD/SC, PBD-3, M-1, M-2, PMD-1, PMD-2

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

9-100. Permits

9-100.1 Permit required - No advertising sign shall be erected, replaced, reconstructed, expanded, or relocated without first securing a building permit from the Sullivan County Planning & Codes Department. No permit shall be required for customary maintenance or a change of copy on a sign, the customary use of which involves frequent and periodic changes of copy, e.g., reader boards with changeable letters, movie theater marquees, and service station price signs.

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

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

9-100.4 Permit fees - The fee for signs requiring permits shall be ~~\$25.00 per sign~~. Per current fee scheduled per Article 12-109 as adopted by County Commission

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

9-101.1 Any unsafe sign - If the Building Commissioner shall find that any sign is unsafe or insecure, or is a menace to the public, or has been constructed or erected or is being maintained in violation of the provisions of this resolution, he shall give written notice to the owner of the sign and/or of the property and/or the architect, builder, contractor, or agent for both or either requiring the sign to be made safe and secure or to be removed. If the sign is not removed or altered so as to render it safe and secure, the Building Commissioner shall proceed with action as provided by law. The Building Commissioner may cause any sign, which is an immediate danger to persons or property to be removed immediately and without prior notice.

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

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

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

- (a) **Number of signs** - A parcel is permitted one (1) freestanding sign per street frontage granting access to the parcel, center, or planned development. If the length of a single street frontage is greater than four hundred (400) feet, the parcel, center, or planned development shall be permitted a second freestanding sign along that frontage, no closer than 200 feet apart. In computing the allowable number of signs for parcels with more than one qualifying frontage, each frontage shall be considered separately. If a planned development, shopping center or parcel is divided by a street, and then only one side of the street is to be used to compute frontage length.
- (b) **Height and Sign Face** -The maximum height and sign face of each freestanding sign shall be determined by its setback distance from the adjoining qualifying street, according to the following table:

Setback from Property or R-O-W	Height	Square Footage per Sign Face
10	30'	100
11	31'	102
12	32'	104
13	33'	106
14	34'	108
15	35'	110
16	36'	112
17	37'	114
18	38'	116
19	39'	118
20	40'	120
21	41'	122
22	42'	124
23	43'	126
24	44'	128
25	45'	130
26	45'	132
27	45'	134
28	45'	136
29	45'	138
30	45'	140
31	45'	142
32	45'	144
33	45'	146
34	45'	148
35	45'	150
36	45'	152
37	45'	154
38	45'	156
39	45'	158
40	45'	160
41	45'	162
42	45'	164
43	45'	166
44	45'	168
45	45'	250

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

9-105. Abandoned Nonconforming Sign - Any sign advertising a discontinued use, occupant, product, or service after a period of ~~two (2)~~ (30) thirty months, years shall not be reestablished or changed in any way not in conformity with provisions of this resolution.

9-106. Other Signs – RESERVED (see 9-112)

9-109.12 The Changeable Message Sign shall not be configured to resemble a warning, danger signal, official signage used to control traffic or to cause a driver to mistake the digital sign for a warning or danger signal; and;

9-109.13 All sign structures and sign faces shall be fixed with no moving or rotating parts.

9-110. Wall Signs

9-110.1 Wall Sign may be mounted on any nonresidential building but shall be limited to one (1) square foot of wall sign area per horizontal linear foot of the exterior wall length for which the sign shall be located; and

9-110.2 Wall Signs may be internally illuminated on any non-residential building where permitted by zoning district, however, shall not be internally illuminated within any historic zoning overlay district; and

9-110.3 Electronic Message Boards shall not be located on any façade, roof, or other portion of any building.

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

9-111.1 Directional Signs so long as they are off the rights-of-way and with a maximum sign face of four (4) square feet.

9-111.2 Flags of any nation, government, or non-commercial organization.

9-111.3 Government signs.

9-111.4 Temporary Real Estate Signs advertising the sale of the property on which the sign is located.

9-111.5 Memorial signs, cornerstones and similar signs containing the name of the building and date of erection, provided such signs are permanently installed on the building.

9-111.6 Interior window signs which consist entirely of letters, numerals, and symbols.

9-111.7 Political Sign.

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

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

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

Prohibited Signs:

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

(Articles 9-109 through 9-111 were added on 02/18/2014 with minor amendment in 2017 and Article 9-112 was added on February 20, 2020)

11-103.3 Repairs and Alterations - Repairs, incidental alterations, or structural alterations may be made in non-complying buildings or other structures subject to the provisions of Subsection 11-103.4.

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11-103.4 Enlargement of Conversion

1. Adequate Space for Expansion - No expansion or enlargement of any non-complying building or other structure may be made which would either create a new noncompliance or increase the degree of any previously existing noncompliance of any building or other structure or parcel or portion, thereof.
2. ~~Application of Other Provisions to Expanded Facilities - In the event that any proposed expansion or addition to a non-complying building or structure is valued at less than fifty (50) percent of the assessed valuation (as recorded on the most current edition of the property tax records) of the improvements located upon the site, all provisions of this ordinance shall be applicable to the expansion or addition. In the event, however, that the proposed expansion or addition is valued at fifty (50) percent or more of the assessed valuation of the improvements located upon the site all provisions of this ordinance shall apply to both the existing facilities, with the exception of any pre-existing non-complying conditions, and the expansion or addition.~~

11-103.5 Damage or Destruction of Non-complying Buildings and Other Structures - In all districts, when any non-complying building or other structure is damaged or destroyed such building or other structures may be restored provided that such restoration shall not cause a new noncompliance nor increase the degree of noncompliance existing prior to such damage or destruction.

delete →
add }

11-103.5 Removal, Damage or Destruction of Non-complying Buildings and Other Structures
In all districts, when any legal but non-complying (i.e. "grandfathered in") building or other structure is removed, damaged or destroyed, such building or other structures may be restored, provided that such restoration shall not cause a new non-compliance nor increase the degree of non-compliance existing prior such removal, damage or destruction. Such restoration shall occur within thirty (30) months of the removal, damage or destruction of the non-complying building or other structures. In the case of restoration occurring after thirty (30) months of the removal, damage or destruction, all buildings and other structures shall comply with the bulk regulations of ~~the~~ this resolution per applicable zoning district.

11-104 SUBSTANDARD RESIDENTIAL LOTS - Within all districts where residential uses are authorized, one dwelling may be built upon a lot, which was of record upon the date of adoption of this ordinance or amendments herein, providing such lot has a permit for a subsurface sewage disposal system (SSDS) through the State of Tennessee, Department of Environment and Conservation or is connected to public sewer. This means, that as long as the deed for a parcel of land was recorded prior to the adoption of this ordinance or any subsequent amendments, and was legal at the time of said recordation, then it will be classified as a legal lot-of-record. However, if the deed was recorded and did not conform to the local regulations at the time and still does not meet these requirements herein, then the parcel is not determined to be a legal lot-of-record. Substandard parcels will only be given legal, but non-conforming status if they met all legal requirements at the time of said recordation. Proof of public or private sewage permits and copy of recorded deed shall be required prior to any issuance of a building permit.

F. Temporary Dwelling Unit in Cases of Special Hardship or During Construction of Permanent Dwelling:

~~In any agricultural or residential district, a temporary use permit may be issued to place a singlewide mobile home temporarily on a lot in which the principal structure was damaged or destroyed by fire, explosion or natural phenomena or during the construction of the permanent dwelling allowed within the district. Along with the issuance of a temporary dwelling permit, the applicant must file for a permanent dwelling permit simultaneously. The purpose of such temporary placement shall be to provide shelter for only the residents of the principal structure during the period of reconstruction and to prevent an exceptional hardship on the same. Placement of such temporary structure must not represent a hazard to the safety, health, or welfare of the community. Such temporary dwelling shall be located within the setbacks and be serviced by an approved sanitary disposal system prior to issuance of the building permit. An applicant for a temporary use permit as provided under this subsection must produce a written statement from the appropriate regulatory authority approving the water supply and sewage disposal systems of the temporary structure. Such a permit may be initially issued for nine (9) months. A permit may be renewed for up to six (6) months at a time, the total time for all permits not exceeding a total of twenty-four (24) months. Under no circumstances shall such temporary dwelling be used for a permanent accessory structure, as defined herein.~~

delete
&
repeal

In any agricultural or residential district, the use of a pre-existing residential dwelling may be continued during the construction of the permanent dwelling allowed within the district with the following regulations: Along with the issuance of a temporary dwelling permit, the applicant must file for a new dwelling permit simultaneously. The purpose of such temporary use shall be to provide shelter for only the residents of the principal structure during the period of construction and to prevent an exceptional hardship on the same. Upon completion of the new dwelling, before a Certificate of Occupancy can be issued for the new dwelling, the pre-existing dwelling must be demolished or removed to comply with 3-103.6(5). Under no circumstances shall such dwelling be used for a permanent accessory structure, as defined herein.

From: Weems, Ken <KenWeems@KingsportTN.gov>
Sent: Friday, April 22, 2022 2:36 PM
To: Ambre Torbett
Subject: RE: County minor ZTA

Thanks Ambre we will take care of this new one at our May PC meeting.

Last night my PC voted unanimously (7-0) to send a positive recommendation to the SCC for the one you sent last month. John Moody was very helpful during the discussion as I had minimal time to study it.

Thanks,
Ken Weems, AICP
Planning Manager
City of Kingsport
P: 423-229-9368
C: 423-782-0116
kenweems@kingsporttn.gov



From: Ambre Torbett [mailto:planning@sullivancountytn.gov]
Sent: Friday, April 22, 2022 11:57 AM
To: Weems, Ken; Garland, Savannah; Heather Moore; Cherith Marshall
Subject: County minor ZTA

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

Good morning all,
The County Commission approved all of the Minor Zoning Text Amendments (ADA parking, Vesting Rights, etc) last night. 22 yes / 2 absent.

You should have some minor ones on your agenda Monday and last night respectively that will be heard by the CC next month. Thank you.

But wait, there's more.... Sorry

Attached is a tiny one. In Chapter 3 of the Residential/Agri section, we allow Open Space Residential Development – or cluster housing planned developments. It is not a rezoning but allows for cluster housing. Same density as base zoning. Follows Randall Arendt's book "Growing Greener." This OSRD plan has been in our Zoning Code since 2004 but I have yet to have a developer take advantage of it, until now.
Vic Davis wants to build his proposed Creekside Subdivision off Derby Drive using the OSRD cluster housing and Tim Lingerfelt found a typo. Oops.

Attached you will find the page from our minutes this week and the OSRD zoning code. The highlighted section in yellow is what I need your PCs to consider please. Basically it should read that the maximum density per house lot is 5,000 if

served by public sewer; however the base zoning district will govern the overall gross density. The setbacks between houses can be no less than 20 foot apart in the county. I know you all allow less but we do not – still a volunteer fire response for us.

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See attached and please schedule at your next PC meeting if you can in May. Thank you all so much.

Ambre M. Torbett, AICP

Director of Planning & Community Development

Sullivan County Planning & Codes Dept.

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**SULLIVAN COUNTY ZONING RESOLUTION
TEXT AMENDMENT RECOMMENDATION**

To: Bristol Municipal Regional Planning Commission
 From: Heather Moore
 Re: More Sullivan County Zoning Text Amendments

Proposal:

On March 15, 2022, the Sullivan County Regional Planning Commission voted unanimously to forward a positive recommendation for the attached text amendments to the Sullivan County Zoning Resolution to the Sullivan County Commission. Most of these are very minor edits. A recommendation on the proposed text amendments are now requested from the Bristol Municipal Regional Planning Commission as the revisions may impact property within the City's Urban Growth Boundary.

These amendments represent the County's work to update the Zoning Code to align with Tennessee Code and best practices. The minutes from the March 15, 2022 Sullivan County Planning Commission meeting are attached, and a brief description of each amendment is below –

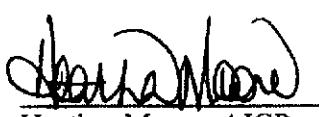
1. **Update to Article III 103.4, Section 4 Special Conditions Affecting Yards, part D Special Provisions for Yard Setbacks on Lot-of-Record With Legal But Non-Conforming Dwelling, by adding to the last sentence for clarification.**
 - The addition provides that no building shall be required to setback more than twice the minimum front yard applicable within the residential district.
2. **Update to Open Space Residential Development (OSRD) regs for lots size (7,500 to 5,000 square feet) to match R-3 zones.**
 - Change total square footage to area coverage and Building Footprint for Detached Residential Accessory Structures, and the corresponding Table 3-103C to Building Footprint. This change is so area coverage and setbacks for detached accessory structures area is upheld per zoning district guidelines by measuring the footprint area rather than the total area.
3. **Update to Sign Code - Article 9 is for clarifications.**
 - A sentence was added for direction to the fee schedule in 12-109, Fees. The sign fee to match fee schedule
 - 9-101.7 Off-Premise Sign added a new term Outdoor Advertising Device, which was formerly referred to as Billboard Sign. Outdoor Advertising Device matches the definition of State Law 13-7-208
 - The existing time frame in 9-105 Abandoned Nonconforming Signs of 2 years was deleted, and 30 months was added as the time frame.
 - 9-109.2 amended Electronic Message Board Signs on Freestanding Sign Structures by deleted the maximum size of 50 square feet.
 - 9-111.4 under Exempt Signs added Temporary to Real Estate Signs and added specific words to clarify this type of sign.
4. **Article 10-104.1 part 1 and part 2 – Telecommunication Towers update.**
 - Delete the exception for BZA approval of multiple towers on one site in part 1.

Removal of language in Article 10-104.1, Technical Standards of Development Plan for Telecommunication Facility Regulations because approval of multiple towers on one site, because that has never been requested, engineering would prevent such a use due to signal interferences, and subjective review would create dispute between tower owners.

- o Update to part 2 for road frontage requirements aligns with the standard 50-feet, instead of 40-feet, a conflicts with Article 8-101.3.
- 5. **Update Section 11-103.5, Nonconforming Buildings.**
The section was deleted and replaced with a new 11-103.5 Removal, Damage, or Destruction of Non-complying Buildings and Other Structures. The update allowed for replacement of non-conforming buildings to correlate with the non-conforming use law of 30-months.
- 6. **Update to Article 12-102.3. Part 2.**
Added "This requirement may be waived per staff discretion" relating to site plan requirements for minor improvements.
This relates to site plan requirement update.
- 7. **Delete Temporary Dwelling Unit in Cases of Special Hardship or During Construction of Permanent Dwelling during Construction in Appendix B, Part F, Temporary Uses and replace with new language**
The Appendix B update removed a 9 month time limit, and gave direction to Section 3 103.6(5). The language clarification is to match current practice and to allow the temporary occupancy of existing dwellings while construction of replacement dwelling.

Staff Recommendation:

Staff recommends that the Bristol Tennessee Municipal Regional Planning Commission forward a favorable recommendation to the Sullivan County Commission to approve the proposed new minor text amendments to Sullivan County Resolution.



Heather Moore, AICP
Planner

AND THEREUPON COUNTY COMMISSION ADJOURNED AT 8:40 P.M. UPON MOTION MADE BY COMMISSIONER RANDY MORRELL TO MEET AGAIN IN REGULAR SESSION ON JUNE 16, 2022.

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

RICHARD VENABLE

COMMISSION CHAIRMAN