

# COUNTY COMMISSION-REGULAR SESSION

1

**DECEMBER 15, 2022**

BE IT REMEMBERED THAT:

COUNTY COMMISSION MET PURSUANT TO ADJOURNMENT IN REGULAR SESSION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS THIS THURSDAY EVENING, DECEMBER 15, 2022, 6:00 P.M. IN BLOUNTVILLE, TENNESSEE. PRESENT AND PRESIDING WAS COMM. JOHN GARDNER COUNTY CHAIRMAN PRO TEM AND TERESA JACOBS, COUNTY CLERK OF SAID BOARD OF COMMISSIONERS,

TO WIT:

The Commission was called to order by Chairman Pro Tem John Gardner, Sheriff Jeff Cassidy opened the commission and Commissioner Mark Ireson gave the invocation. The pledge to the flag was led by Sheriff Jeff Cassidy.

COMMISSIONERS PRESENT AND ANSWERING ROLL WERE AS FOLLOWS:

DAVID AKARD	MARK IRESON
DARLENE CALTON	SAMUEL "SAM" JONES
JOE CARR	DWIGHT KING
MICHAEL COLE	
	MICHAEL HUNTER LOCKE
ANDREW CROSS	JOE MCMURRAY
JOYCE NEAL CROSSWHITE	
JOHN GARDNER	ARCHIE PIERCE
HERSHEL GLOVER	MATT SLAGLE
CHERYL HARVEY	ARCHIE PIERCE
DAVID HAYES	ZANE VANOVER
DANIEL HORNE	TRAVIS WARD

21 PRESENT, 3 ABSENT

ABSENT AT ROLL CALL: CRAWFORD, LEONARD, MEANS

Note: Means in at 6:10 pm.

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. Cross and seconded by Comm. Cole to approve the minutes of the Regular Session of the County Commission held on November 17, 2022. Said motion was approved by roll call vote. 22 Yes, 2 Absent

# Agenda subject voting report

2

Meeting name

Sullivan County Commission December 15 2022

12/15/2022

2 Roll Call by Teresa Jacobs, County Clerk  
Roll Call

Description

Roll Call

Chairman

Venable, Richard

## Total vote result

Voting start time 6:01:28 PM  
Voting stop time 6:01:53 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			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()				X
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()	X			
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()				X
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()				X
Pierce, Archie ()	X			
Slagle, Matt ()	X			
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

SULLIVAN COUNTY  
Board of County Commissioners  
December 15, 2022  
6:00 p.m.  
Commission Room  
Sullivan County Courthouse

AGENDA

- ❖ Call to Order by Sheriff Jeff Cassidy
- ❖ Chairman, Mayor Richard S. Venable presiding
- ❖ Invocation
- ❖ Pledge to the American Flag
- ❖ Roll Call by Teresa Jacobs, Sullivan County Clerk
- ❖ Guest Speakers, Proclamations, Recognitions & Presentations
  - 1) Appalachian Producers Association presentation on new processing plant. Speakers: Anthony Shelton (Washington County Ag Extension); Wade Farmer (interim project director); and Robert Helvey (local farmer with operations in Washington and Sullivan Counties).
- ❖ Elections, Confirmations & Appointments
- ❖ Approval of Commission Minutes from Previous Meeting
- ❖ Approval of Notary Publics
- ❖ Public Comment
- ❖ Amendments to Zoning Plan
  - 1) Kenneth Taggert
  - 2) Gregory & Jeanne Allen
  - 3) Thomas Hauk, Augrita Haul, Paul Hauk, Melissa Hauk
  - 4) Chestalene Myers
  - 5) Vance (seller) & Feathers (buyer)
- ❖ Consent Agenda
- ❖ Resolutions
- ❖ Other Business/ Announcements/ Non-Agenda Items
- ❖ Adjournment



SULLIVAN COUNTY  
Board of County Commissioners  
242<sup>nd</sup> Annual Session

**RESOLUTIONS**  
December 15, 2022

**ZONING**

Item 1 Resolution No. 2022-12-01  
Sponsors: Calton/ Gardner

**APPROVED**

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

**OLD BUSINESS**

Item 2 Resolution No. 2022-11-109 (Language of resolution updated since Work Session)  
Sponsors: Cole/Cross

**APPROVED**

RESOLUTION To authorize the Purchasing Agent to acquire Sheriff's vehicles either by a 4-year lease or a capital outlay note to be repaid over a 4-year period up to a principal amount \$1,550,000 based upon the most economical cost.

Item 3 Resolution No. 2022-11-110 (CONSENT)  
Sponsors: King/Calton

**APPROVED**

RESOLUTION To Sell County Owned Delinquent Tax Property in the 17th Civil District

Item 4 Resolution No. 2022-11-111 (CONSENT)  
Sponsors: King/Crosswhite

**APPROVED**

RESOLUTION To Sell County Owned Delinquent Tax Properties

Item 5 Resolution No. 2022-11-112 (CONSENT)  
Sponsors: Jones/Calton

**APPROVED**

RESOLUTION To Sell County Owned Delinquent Tax Property in the 12th Civil District

Item 6 Resolution No. 2022-11-113 (CONSENT)  
Sponsors: King/Crosswhite

**APPROVED**

RESOLUTION To Sell County Owned Delinquent Tax Property in the 11th Civil District



**NEW BUSINESS**

Item 7      Resolution No. 2022-12-114  
              Sponsors: King/Glover

**APPROVED**

RESOLUTION To reimburse the \$97,075 cost of providing sewer services to a site in the Tri-City Industrial Park.

Item 8      Resolution No. 2022-12-115  
              Sponsors: Glover/King

**APPROVED**

RESOLUTION To appropriate funding for the Sullivan County Trustee's Office

Item 9      Resolution No. 2022-12-116 (CONSENT)  
              Sponsors: Locke/Glover

**APPROVED**

RESOLUTION To establish over/under payment policy in the Sullivan County Trustee's Office.



# Agenda subject voting report

6

Meeting name

Sullivan County Commission December 15 2022

12/15/2022

Approval of Commission Minutes  
Approval of Commission Minutes

## Description

Chairman Venable, Richard

## Total vote result

Voting start time 6:43:52 PM  
Voting stop time 6:44:17 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			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()				X
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()	X			
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()				X
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt ()	X			
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

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

Notaries to be elected December 15, 2022

NATHANIEL R AKERS	JORDAN ALEXANDER LELLE
TERESA L. BAILEY	GENEVA A LESTER
DANIEL JAY BERNDT	DEBORAH JEAN MALONE
ANGIE BLAIR	ERNEST TIMOTHY MILLER
SARA NICOLE BLEVINS	EVELYN MINTON
BRITTANY BRANSON	NOAH JAMES MINTZ
CAROLINE B. CABELL	DERONNA MOORE
KATHRYN KAY CALHOUN	GEORGE W MOORES II
BRANDI MICHELLE CLEVINGER	M. MICHAEL MORRISON II
TINA COFFMAN-MOSS	MORGAN OLSON
LOCKIE COLEMAN-DAY	KRISTA DANIELLE ROOP
WILLIAM TAYLOR CORBETT	JONATHAN SMITH
TYSON CORNETT	KESHJON SMITH
DENNY DARNELL III	FONDA L SOUTHALL
AMY M. DEAKINS	LADONNA STREET
EVELYN C DENTON	BRIAN DOUGLAS WALDO
SHEA M HALE	TONYA LYNN WILLIAMS
JEANESSA L HAYES	SHEILA T WILSON
ANNA HOLDEN	
SHARI HILLMAN KING	

PERSONAL SURETY  
 RANDY M. KENNEDY  
 STEPHANIE D. EPPERSON  
 JIM STREET  
 LARRY CLARKE  
 72494719N

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

22 YES, 2 ABSENT

STATE OF TENNESSEE  
COUNTY OF SULLIVAN

APPROVAL OF NOTARY

SURETY BONDS

December 15<sup>th</sup> 2022

<b>Name of Notary</b>	<b>Personal Surety</b>	<b>Personal Surety</b>
<b>Shirley A. Churchwell</b>	<b>Leland C. Leonard</b>	<b>John W. Leonard II</b>
<b>Deborah L. Corns</b>	<b>William C. Shipley DDS</b>	<b>Stephen T. Graul DMD</b>

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

**22 YES, 2 ABSENT**



# Agenda subject voting report

9

Meeting name

Sullivan County Commission December 15 2022

12/15/2022

Approval of Notary Public  
Approval of Notary Public

## Description

Chairman Venable, Richard

## Total vote result

Voting start time 6:52:41 PM

Voting stop time 6:53:01 PM

Voting configuration Vote

Voting mode Open

## Vote result

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

## Group voting result

Group	Yes	Absent
No group	22	0
Total result	22	02

## Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()				X
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()	X			
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()				X
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt ()	X			
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

# SULLIVAN COUNTY BOARD OF COMMISSIONERS

**County Commission – Regular session**

## REZONING PUBLIC COMMENT

**December 15, 2022**

[illegible]

## PUBLIC COMMENT

Name

City

[illegible]

# Agenda subject voting report

12

Meeting name

Sullivan County Commission December 15 2022

12/15/2022

29 Consent Agenda

## Description

Item 3 Resolution No. 2022-11-110 (CONSENT)

Item 4 Resolution No. 2022-11-111 (CONSENT)

Item 5 Resolution No. 2022-11-112 (CONSENT)

Item 6 Resolution No. 2022-11-113 (CONSENT)

Item 9 Resolution No. 2022-12-116 (CONSENT)

## Chairman

Venable, Richard

## Total vote result

Voting start time

8:37:17 PM

Voting stop time

8:37:37 PM

Voting configuration

Vote

Voting mode

Open

## Vote result

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

## Group voting result

Group	Yes	Absent
No group	22	0
Total result		22

## Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()				X
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()	X			
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()				X
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt ()	X			
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

SULLIVAN COUNTY  
Board of County Commissioners  
242<sup>nd</sup> Annual Session

Item 1  
Resolution No. 2022-12-01

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 15<sup>th</sup> day of December 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

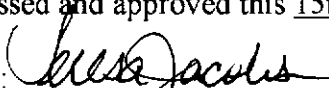
WHEREAS, such rezoning petition(s) and/or the proposed text amendment(s) will require an amendment to the SULLIVAN COUNTY ZONING PLAN – Zoning Map or Zoning Resolution.

**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 15<sup>th</sup> day of December, 2022.

Attested:

  
Teresa Jacobs, County Clerk

Approved:

  
Richard S. Venable, Mayor

**Introduced by: Commissioner Darlene Calton**

**Seconded by: Commissioner John Gardner**

2022-12-01 ACTIONS: 12-15-22 Approved 21 Yes, 3 Absent



# Agenda subject voting report

14

Meeting name

Sullivan County Commission December 15 2022

12/15/2022

20 Zoning Resolution Item 1 Resolution No. 2022-12-01 Sponsors: Calton/ Gardner  
Vote

## Description

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

## Chairman

Venable, Richard

## Total vote result

Voting start time 7:05:46 PM  
Voting stop time 7:06:08 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
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()				X
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()	X			
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()				X
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt ()	X			
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

# Agenda subject voting report

15

Meeting name

Sullivan County Commission December 15 2022

12/15/2022

22 Zoning 2

Description

2) Gregory & Jeanne Allen

Chairman

Venable, Richard

## Total vote result

Voting start time 7:11:20 PM  
Voting stop time 7:12:08 PM  
Voting configuration Vote  
Voting mode Open  
Vote result

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

## Group voting result

Group	Yes	Absent
No group	22	0
Total result	22	02

## Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()				X
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()	X			
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()				X
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt ()	X			
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

# Agenda subject voting report

16

Meeting name

Sullivan County Commission December 15 2022

12/15/2022

23 Zoning 3

Description

3) Thomas Hauk, Augrita Haul, Paul Hauk, Melissa Hauk

Chairman

Venable, Richard

## Total vote result

Voting start time 7:13:54 PM  
Voting stop time 7:14:08 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			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()				X
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()	X			
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()				X
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt ()	X			
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			



# Agenda subject voting report

17

Meeting name

Sullivan County Commission December 15 2022

12/15/2022

24 Zoning 4

Description

4) Chestalene Myers

Chairman

Venable, Richard

## Total vote result

Voting start time

7:15:44 PM

Voting stop time

7:15:58 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 0/2

## Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()				X
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()	X			
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()				X
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt ()	X			
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

# Agenda subject voting report

6 18

Meeting name

Sullivan County Commission December 15 2022

12/15/2022

25 Zoning 5

Description

5) Vance (seller) & Feathers (buyer)

Chairman

Venable, Richard

## Total vote result

Voting start time 8:16:21 PM  
Voting stop time 8:17:12 PM  
Voting configuration Vote  
Voting mode Open  
Vote result

Yes	8
Abstain	4
No	9
Total Present	21
Absent	3

## Group voting result

Group	Yes	Abstain	No	Absent
No group	8	4	9	0
Total result	8	4	9	13

## Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()			X	
Cole, Michael ()			X	
Crawford, Larry ()				X
Cross, Andrew ()		X		
Crosswhite, Joyce ()			X	
Gardner, John ()				X
Glover, Hershel ()			X	
Harvey, Cheryl ()	X			
Hayes, David ()			X	
Horne, Daniel ()			X	
Ireson, Mark ()		X		
Jones, Sam ()	X			
King, Dwight ()			X	
Leonard, Tony ()				X
Locke, Hunter ()		X		
McMurray, Joe ()	X			
Means, Jessica ()		X		
Pierce, Archie ()			X	
Slagle, Matt ()	X			
Stidham, Gary ()	X			
Vanover, Zane ()			X	
Ward, Travis ()	X			

**Sullivan County**  
**Board of County Commissioners**  
**242nd Annual Session**

Item 2  
 Resolution No. 2022-11-109  
 (Updated Language)

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

**RESOLUTION To authorize the Purchasing Agent to acquire Sheriff's vehicles by issuance of a capital outlay note up to a principal amount \$1,550,000.00, to be repaid over a 4-year period.**

*WHEREAS* Sullivan County has acquired new vehicles for the Sheriff through lease agreements for the last several years and repaid the leases through the Sheriff's annual operating budget; and,

*WHEREAS* Sullivan County last acquired vehicles for the Sheriff's Office through a lease agreement both the accounting standards for leases and Tennessee Code Annotated have incurred major changes regarding leasing of capital assets; and,

*WHEREAS* the Sheriff's Office is currently in need of 28 new vehicles which are projected to cost up to \$1,550,000.

*WHEREAS* informal quotes have been taken for a 48-month lease and a 4-year capital outlay note and the interest rate for the note was 3.1% compared to a 5.99% rate for the lease.

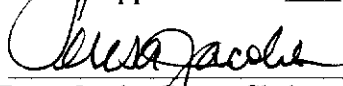
**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in regular Session, hereby authorizes the Purchasing Agent of Sullivan County to acquire these vehicles for the Sheriff's Office at a cost up to \$1,550,000.

Now therefore be it further resolved that the County Mayor and County Clerk are authorized to issue \$1,550,000 of capital Outlay notes to be liquidated from the Sheriff's annual operating budget in 4 annual payments. (See attached facsimile of the Note)


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

Duly passed and approved this 15th day of December, 2022.

Attested:

  
 Teresa Jacobs, County Clerk

Approved:

  
 Richard S. Venable, County Mayor

**Sponsored by: Commissioner Michael Cole**  
**Prime Co-Sponsor(s): Commissioner Andrew Cross**

**2022-11-109 ACTIONS: 11-17-22 First Reading; Administrative Committee took no action, 12-06-22, pending more information; Executive Committee took no action, 12-06-22, pending more information; Language revised 12-11-22 with replacement resolution by sponsor. 12-15-22 Approved 22 Yes, 2 Absent**



Attachment 1  
CAPITAL OUTLAY NOTE FORM

Registered Note No. \_\_\_\_\_

Registered \$ \_\_\_\_\_

SULLIVAN COUNTY GOVERNMENT  
Of the state of Tennessee

Capital Outlay Notes, Series 20 \_\_\_\_\_

DATED: \_\_\_\_\_

INTEREST RATE: \_\_\_\_\_

MATURITY DATE: \_\_\_\_\_

Registered Owner: Bank of Tennessee

Principal Sum: \$1,550,000.00

Sullivan County Tennessee hereby acknowledges itself indebted, and for value received hereby promises to pay to the Registered Owner hereof Bank of Tennessee, or registered assigns, the Principal Sum specified above on the Maturity Date specified above or according to an amortization schedule attached here to (unless this note shall have been duly called for prior redemption and payment of the redemption price shall have duly made or provided for), upon presentation and surrender to the Local Government or its agent, and to pay interest on the Principal Sum on \_\_\_\_\_ and thereafter on \_\_\_\_\_ of each year at the Interest Rate per annum specified above or according to an amortization schedule attached hereto, by check, draft, or warrant mailed to the Registered Owner at the address of the Registered Owner as it appears on the fifteenth (15<sup>th</sup>) calendar day of the month next preceding the applicable payment date in the note register maintained by or on behalf of the Sullivan County Local Government. Both principal of and interest on this note are payable at the office of the Local Government or a paying agent duly appointed by the Local Government in lawful money of the United States of America.

This note is a direct obligation of the Sullivan County Government for the payment of which as to both principal and interest the full faith and credit of the Local Government is pledged.

This note is subject to redemption prior to its stated maturity in whole or in part at any time at the option of the Local Government upon payment of the principal amount of the note together with the interest accrued thereon to the date of redemption with a premium of \_\_\_\_\_ % of par value. This note is not subject to redemption prior to maturity. Select one option.

This note is issued under the authority of Parts I, IV, and VI of Title 9, Chapter 21, Tennessee Code Annotated, and a Resolution duly adopted by the Governing Body of the Local Government meeting on the 15<sup>th</sup> day of December 2022. (the "Resolution") to provide funds to finance the cost of public works projects referenced in the Resolution.

(CONTINUED NEXT PAGE)



This note shall have the qualities and incidents of a negotiable instrument and shall be transferable only upon the note register kept by the Local Government or its agent, by the Registered Owner of the note in person or by the Registered Owner's attorney duly authorized in writing, upon presentation and surrender to the Local Government or its agent of the note together with a written instrument of transfer satisfactory to the Local Government duly executed by the Registered Owner or the Registered Owner's duly authorized attorney but only in the manner as provided in the Resolution of the Local Government authorizing the issuance of this note and upon surrender hereof for cancellation. Upon the transfer of any such note, the Local Government or its agent shall issue in the name of the transferee a new registered note or notes of the same aggregate principal amount and maturity as the surrendered note. The Local Government shall not be obligated to make any such Note transfer during the fifteen (15) days next preceding an interest payment date on the Notes or, in the case of any redemption of the Notes, during the forty-five (45) days next preceding the date of redemption.

Pursuant to Tenn. Code Ann. Section 9-21-117, this note, and interest thereon are exempt from all state, county, and municipal taxation except for inheritance, transfer, and estate taxes and except as otherwise provided under the laws of the State of Tennessee.

IT IS HEREBY CERTIFIED, RECITED AND DECLARED that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of this note exist, have happened and have been performed in due time, form and manner as required by the Constitution and laws of the State of Tennessee, and that the amount of this note, together with all other indebtedness of the Local Government, does not exceed any constitutional or statutory limitation thereon, and that this note is within every constitutional and statutory limitation.

IN WITNESS WHEREOF, the Governing Body of the Local Government has caused this note to be executed in the name of the Local Government by the signature of the \_\_\_\_\_ and attested by the signature of the \_\_\_\_\_ with the Seal of the Local Government affixed hereto or imprinted hereon, and this note to be dated as of the \_\_\_\_\_ day of 2022.

\_\_\_\_\_  
(Local Government Chief Executive)

ATTESTED:

\_\_\_\_\_  
(Recording Officer)

Rev. 12/2022



Sullivan County  
Board of County Commissioners  
242<sup>nd</sup> Annual Session

Item 2

Resolution No. 2022-11-109

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

**RESOLUTION** To authorize the Purchasing Agent to acquire Sheriff's vehicles either by a 4-year lease or a capital outlay note to be repaid over a 4-year period up to a principal amount \$1,550,000 based upon the most economical cost.

**WHEREAS** Sullivan County has acquired new vehicles for the Sheriff through lease agreements for the last several years and repaid the leases through the Sheriff's annual operating budget; and,

**WHEREAS** since Sullivan County last acquired vehicles for the Sheriff's Office through a lease agreement both the accounting standards for leases and Tennessee Code Annotated have incurred major changes in regard to leasing of capital assets; and,

**WHEREAS** the Sheriff's Office is currently in need of 28 new vehicles which are projected to cost up to \$1,550,000.

**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in regular Session, hereby authorizes the Purchasing Agent of Sullivan County to acquire vehicles for the Sheriff's Office through a 4-year lease financing agreement or a capital outlay note to be repaid within the same 4-year period after evaluation of cost by the Division of Local Finance; and

Now therefore be it resolved that the purchasing agent is authorized to complete the acquisition of the vehicle required by the Sheriff by the most economical method not to exceed \$1,550,000 as determined by the Division of Local Finance and to be repaid through the Sheriff's annual operating budget.

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

Duly passed and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

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

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

**Sponsored by:** Commissioner Michael Cole  
**Prime Co-Sponsor(s):** Commissioner Andrew Cross

**2022-11-109 ACTIONS:** 11-17-22 First Reading; Administrative Committee took no action, 12-06-22, pending more information; Executive Committee took no action, 12-06-22, pending more information; language revised with replacement resolution from sponsor on 12-14-22.



# Agenda subject voting report

23

Meeting name

Sullivan County Commission December 15 2022

12/15/2022

No subject *Item #2*

## Description

To authorize the Purchasing Agent to acquire Sheriff's vehicles by issuance of a capital outlay note up to a principal amount \$1,550,000.00 to be repaid over a 4-year period.  
Venable, Richard

## Chairman

## Total vote result

Voting start time 8:39:00 PM  
Voting stop time 8:39:29 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	<i>g 2</i>

## Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()				X
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()	X			
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()				X
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt ()	X			
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

. 24

**SULLIVAN COUNTY**  
**Board of County Commissioners**  
**242<sup>nd</sup> Annual Session**

Item 3  
No. 2022-11-110

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

**RESOLUTION To Sell County Owned Delinquent Tax Property in the 17th Civil District**

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

WHEREAS, the current amount owed against the property is \$ 3,866.78 for the parcel; and

WHEREAS, a bid in the amount of \$1,800 has been received from Carolynn Anderson on the parcel of land located in the 17th Civil District identified as 621 Rose Street Tax Map 020E Group D Parcel 012.00; and

WHEREAS, in accordance with T.C.A. §67-5-2507 a legal notice has been published in a newspaper of general circulation in Sullivan County advising the public of such bid and potential sale of land; and

WHEREAS, during the ten-day period after publication, the Office of the County Mayor received three raised bids on such property; and

WHEREAS, the Sullivan County Delinquent Tax Committee has reviewed the delinquency period, location, condition, and value of the property and took into consideration the bid placed upon the property; and the Committee has recommended that the County accept the bid;

**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves the sale of property located in the 17th Civil District identified as 621 Rose Street Tax Map 020E Group D Parcel 012.00 to Carolyn Anderson for \$1,800.00 for the parcel in accordance with T.C.A. §67-5-2507.

(CONTINUED NEXT PAGE)






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 15th day of December, 2022.

Attested:

  
Teresa Jacobs, County Clerk

Approved:

  
Richard S. Venable, County Mayor

**Sponsored By: Dwight King**  
**Prime Co-Sponsor(s): Darlene Calton**

**2022-11-110 ACTIONS: 11-17-22 First Reading; Administrative Committee recommend approval, 12-06-22; Executive Committee recommend approval, 12-06-22; no objection to consent agenda, Work Session, 12-08-22.**

**12-15-22 Approved on Consent 22 Yes, 2 Absent**



SULLIVAN COUNTY  
Board of County Commissioners  
242<sup>nd</sup> Annual Session

Item 4  
No. 2022-11-111

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

**RESOLUTION To Sell County Owned Delinquent Tax Properties**

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

WHEREAS, the current amount owed against the properties is \$66,727.24 for the parcels; and

WHEREAS, a bid in the amount of \$4,040.00 has been received from Barrett Investments, LLC on the parcels of land; and

WHEREAS, in accordance with T.C.A. §67-5-2507 a legal notice has been published in a newspaper of general circulation in Sullivan County advising the public of such bid and potential sale of land; and

WHEREAS, during the ten-day period after publication, the Office of the County Mayor received no raised bids on such property; and

WHEREAS, the Sullivan County Delinquent Tax Committee has reviewed the delinquency period, location, condition, and value of the property and took into consideration the bids placed upon the properties; and the Committee has recommended that the County accept the bids;

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

1. W of Carolina Ave 2<sup>nd</sup> Civil District (038F A 004.10) 2. Riverview Drive 16<sup>th</sup> Civil District (097L B 01.04) 3. Sassafras Court 12<sup>th</sup> Civil District (045B A 018.00) 4. Cedar Valley 17<sup>th</sup> Civil District (038AB 001.13) 5. Hemlock Drive 14<sup>th</sup> Civil District (092B B 012.00) 6. Eads Road 16<sup>th</sup> Civil District (096 101.20) 7. Faulk Lane 10<sup>th</sup> Civil District (031D A 025.00) 8. Faulk Lane 10<sup>th</sup> Civil District (031D A 026.00) 9. Shipp Street 13<sup>th</sup> Civil District (061P A 023.00) 10. 340 Gibbs Road 11<sup>th</sup> Civil District (030J C 009.20) 11. 1157 Bethel Drive 5<sup>th</sup> Civil District (051 077.00) 12. Brown Street 4<sup>th</sup> Civil District (068BA 005.00) 13. Cannon Street 10<sup>th</sup> Civil District (048H A 016.00) 14. 165 Brookfield Lane 14<sup>th</sup> Civil District (107P C 010.20) 15. 1583 Bristol Caverns Hwy 22<sup>nd</sup> Civil District (039N A 006.00) 16. Ridgefields Road 12<sup>th</sup> Civil District (045J C 003.10) to Barrett Investments, LLC for \$4,040.00 for the parcels in accordance with T.C.A. §67-5-2507.

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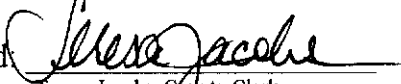


## Resolution No. 2022-11-111

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 15th day of December, 2022.

Attested:

  
Teresa Jacobs, County Clerk

Approved:

  
Richard S. Venable, County Mayor

Sponsored By: Dwight King  
Prime Co-Sponsor(s): Joyce Crosswhite

**2022-11-111 ACTIONS: 11-17-22 First Reading; Administrative Committee recommend approval, 12-06-22; Executive Committee recommend approval, 12-06-22; no objection to consent agenda, Work Session, 12-08-22.  
12-15-22 Approved on Consent 22 Yes, 2 Absent**



**SULLIVAN COUNTY  
Board of County Commissioners  
242<sup>nd</sup> Annual Session**

Item 5  
No. 2022-11-112

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

**RESOLUTION To Sell County Owned Delinquent Tax Property in the 12th Civil District**

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

WHEREAS, the current amount owed against the property is \$ 8,246.58 for the parcel; and

WHEREAS, a bid in the amount of \$1,500.00 has been received from Josh Hoepfner on the parcel of land located in the 12th Civil District identified as Birchwood Road Tax Map 060G Group C Parcel 006.00; and

WHEREAS, in accordance with T.C.A. §67-5-2507 a legal notice has been published in a newspaper of general circulation in Sullivan County advising the public of such bid and potential sale of land; and

WHEREAS, during the ten-day period after publication, the Office of the County Mayor received no raised bids on such property; and

WHEREAS, the Sullivan County Delinquent Tax Committee has reviewed the delinquency period, location, condition, and value of the property and took into consideration the bid placed upon the property; and the Committee has recommended that the County accept the bid;

**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves the sale of property located in the 12th Civil District identified as Birchwood Road Tax Map 060G Group C Parcel 006.00 to Josh Hoepfner for \$1,500.00 for the parcel in accordance with T.C.A. §67-5-2507.

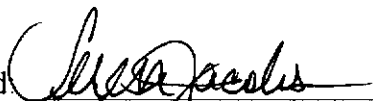
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This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Approved this 15th day of December, 2022.

Attested:

  
Teresa Jacobs, County Clerk

Approved:

  
Richard S. Venable, County Mayor

**Sponsored By: Sam Jones**

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

**2022-11-112 ACTIONS: 11-17-22 First Reading; Administrative Committee recommend approval, 12-06-22; Executive Committee recommend approval, 12-06-22; no objection to consent agenda, Work Session, 12-08-22.**

**12-15-22 Approved on Consent 22 Yes, 2 Absent**



**SULLIVAN COUNTY**  
**Board of County Commissioners**  
**242<sup>nd</sup> Annual Session**

Item 6  
 No. 2022-11-113

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

**RESOLUTION To Sell County Owned Delinquent Tax Property in the 11th Civil District**

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

WHEREAS, the current amount owed against the property is \$ 18,791.39 for the parcel; and

WHEREAS, a bid in the amount of \$500.00 has been received from Stephanie Epperson on the parcel of land located in the 11th Civil District identified as 548 Weeks Ave Tax Map 030H Group C Parcel 018.00; and

WHEREAS, in accordance with T.C.A. §67-5-2507 a legal notice has been published in a newspaper of general circulation in Sullivan County advising the public of such bid and potential sale of land; and

WHEREAS, during the ten-day period after publication, the Office of the County Mayor received no raised bids on such property; and

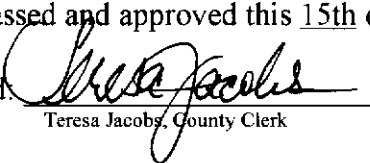
WHEREAS, the Sullivan County Delinquent Tax Committee has reviewed the delinquency period, location, condition, and value of the property and took into consideration the bid placed upon the property; and the Committee has recommended that the County accept the bid;

**NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves the sale of property located in the 12th Civil District identified as 548 Weeks Ave Tax Map 030H Group C Parcel 018.00 to Stephanie Epperson for \$500.00 for the parcel in accordance with T.C.A. §67-5-2507.**


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 15th day of December, 2022.

Attested:

  
 Teresa Jacobs, County Clerk

Approved:

  
 Richard S. Venable, County Mayor

**Sponsored By: Dwight King**  
**Prime Co-Sponsor(s): Joyce Crosswhite**

**2022-11-113 ACTIONS: 11-17-22 First Reading; Administrative Committee recommend approval, 12-06-22; Executive Committee recommend approval, 12-06-22; no objection to consent agenda, Work Session, 12-08-22.**

**12-15-22 Approved on Consent 22 Yes, 2 Absent**



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

Item 7  
 No. 2022-12-114

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 15<sup>th</sup> day of December 2022.

**RESOLUTION Sullivan County has an Industrial Site in the Tri-City Industrial Park requesting compensation for a sewer line expanded to their site in the amount of \$97,075**

**WHEREAS routinely the access to the industrial sites in the Tri-City Industrial Park were provided access to sewer service; and,**

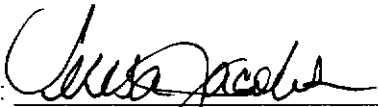
**WHEREAS one site has been added which did not have sewer services provided to their respective site; and,**

**WHEREAS, the cost of installation of the site was \$97,075 as per an invoice from Baker Construction for installation of the line along Corrugated Road for the Robinette Co,**


**NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby amends the 2022 fiscal year General Fund budget by \$97,075.00 to reimburse the cost of providing sewer services to the industrial site to be funded from the Fund Balances of the General Fund. (Account codes to be added by the Finance Department)**

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

Duly passed and approved this 15th day of December, 2022.

Attested:   
 Teresa Jacobs, County Clerk

(Waiver of the Rules Requested)

Approved:   
 Richard S. Venable, County Mayor

**Sponsored by: Commissioner Dwight King**  
**Prime Co-Sponsor(s): Commissioner Hershel Glover**

2022-12-114 ACTIONS: Introduced at 12-08-22 Work Session; 12-15-22 Approved 22 Yes, 2 Absent



# Agenda subject voting report

32

Meeting name

Sullivan County Commission December 15 2022

12/15/2022

38 NEW BUSINESS Item 7 Resolution No. 2022-12-114 Sponsor(s): King/Glover

## Description

RESOLUTION To reimburse the \$97,075 cost of providing sewer services to a site in the

Tri-City Industrial Park.

## Chairman

Venable, Richard

## Total vote result

Voting start time

8:43:53 PM

Voting stop time

8:44:19 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			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()				X
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()	X			
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()				X
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt ()	X			
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			



***Sullivan County***  
***Board of County Commissioners***  
***242<sup>nd</sup> Annual Session***

Item 8  
No. 2022-12-115

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 15<sup>th</sup> day of December 2022.

**RESOLUTION TO APPROPRIATE FUNDING FOR OFFICE OF SULLIVAN COUNTY TRUSTEE**

WHEREAS, with the change of administration in the Sullivan County Trustee's office as of September 1, 2022, Angela Taylor has made various changes to update computer equipment and become compliant with state law; and,

WHEREAS Chapter No. 237, House Bill No. 676 of the Sixty-Eight General Assembly established a Private Act that stating "the County Trustee [is] to receive and collect taxes only at his office in the courthouse at Blountville, and at his offices in the City of Kingsport and Bristol"; therefore, in order to be compliant with the referenced Private Act enacted by the Tennessee Legislature, offices have been reopened in Kingsport and Bristol locations; and

WHEREAS in an effort, to be most efficient with the use of taxpayer's monies, these offices will be open seasonally throughout the tax season, this year being December 1, 2022, through the end of March 2023. The Kingsport office located at 225 W. Center Street (Old City Hall) being open Monday, Tuesday, Wednesday and the Bristol office located at 801 Anderson Street (Bristol Justice Center) being open Thursday and Friday. Adjustments to the time periods may be made based on the timing of the loading of the tax roll each tax year; and

WHEREAS the prior administration disposed of or allowed other departments to have possession of equipment/furnishings originally housed in the two locations. All equipment retained in the Trustee office's possession previously used in these locations has been moved to the satellite offices for reuse; and

WHEREAS in addition to the above, it was recently discovered that although the Trustee's NextGen software (Trustee's tax payment software) is backed up to a server maintained by Local Government Corporation, the office computers storing critical financial data used for reconciling the county's accounts and storing general office documents/data is not backed up to any such device; therefore, the office is in critical need of a back-up device to enable the ability to restore or recover all documents essential to the function of the Trustee's office; the satellite offices will be required to backup any data via flash drive on a weekly basis; and,

WHEREAS the Trustee's office contracted with County Record Services, the vendor responsible for mailing our tax notices, prior to the end of the last fiscal year and the postage rates increased causing an increase to the amount originally encumbered for the printing service/postage.

(CONTINUED NEXT PAGE)



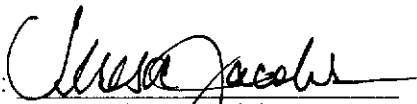
**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby appropriates \$12,000.00 to Account 52400 – Sullivan Trustee. This amount will be divided between Object Codes 300 and 400 per the code designation of the specific purchases and postage expense referenced above.

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.

#### WAIVER OF RULES

Approved this 15th day of December, 2022.

Attest:

  
Teresa Jacobs, County Clerk

Approved:

  
Richard S. Venable, County Mayor

**Sponsored By: Commissioner Hershel Glover**

**Co-Sponsor(s): Commissioner Dwight King, all voting in the affirmative**

2022-12-115 ACTIONS: Introduced at 12-08-22 Work Session, waiver of rules requested. 12-15-22 Approved  
22 Yes, 2 Absent



# Agenda subject voting report

35

Meeting name

Sullivan County Commission December 15 2022

12/15/2022

39 NEW BUSINESS Item 8 Resolution No. 2022-12-115 Sponsors: Glover/King

**Description** RESOLUTION To appropriate funding for the Sullivan County Trustee's Office

**Chairman** Venable, Richard

## Total vote result

**Voting start time** 8:46:54 PM

**Voting stop time** 8:47:14 PM

**Voting configuration** Vote

**Voting mode** Open

## Vote result

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

## Group voting result

Group	Yes	Absent
No group	22	0
Total result		22

## Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()	X			
Crawford, Larry ()				X
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()	X			
Ireson, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()				X
Locke, Hunter ()	X			
McMurray, Joe ()	X			
Means, Jessica ()	X			
Pierce, Archie ()	X			
Slagle, Matt ()	X			
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

**Sullivan County**  
**Board of County Commissioners**  
**242<sup>nd</sup> Annual Session**

Item 9  
 No. 2022-12-116

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 15<sup>th</sup> day of December 2022.

**RESOLUTION TO ESTABLISH OVER/UNDER PAYMENT POLICY IN OFFICE OF SULLIVAN COUNTY TRUSTEE**

WHEREAS the of the Sullivan County Trustee collects millions of dollars in property tax payments every year via electronic payments, cash, and checks; and

WHEREAS many checks arrive in the mail and are made payable to the Trustee's Office for an incorrect amount of taxes; and

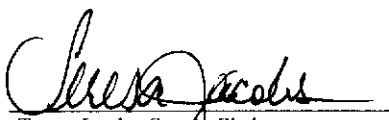
WHEREAS an Over/Under Payment Policy will deal with any over or under payments in the current tax year of amounts in excess of or less than \$5.00; and

WHEREAS taking into consideration the staff time, paper, printing and postage costs necessary to process nominal over and under payments, the Trustee is requesting approval of an Over/Under Payment Policy.

**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves the establishment of an Over/Under Policy for the office of the Sullivan County Trustee.

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 15th day of December, 2022.

Attest:   
 Teresa Jacobs, County Clerk

Approved:   
 Richard S. Venable, County Mayor

**Sponsored By: Commissioner Hunter Locke**  
**Co-Sponsor(s): Commissioner Hershel Glover**

2022-12-116 ACTIONS: Introduced at 12-08-22 Work Session, no objection to placing on consent agenda.  
 12-15-22 Approved on Consent 22 Yes, 2 Absent





# Sullivan County Trustee

3411 TN Hwy 126, Suite 104 • P.O. Box 550 • Blountville, Tennessee 37617

**Angela Taylor**  
Trustee

## **Policy for Over and Under Payments**

This policy shall apply to current year taxes and only payments made prior to the last day of February for each tax year.

The term "over" is used to define an amount exceeding the amount due to the Trustee's Office for the payment of current year taxes.

The term "under" is used to define an amount less than the amount due to the Trustee's Office for the payment of current year taxes.

All over/under payments will be properly recorded on the payment tendered screen of the software used by the Trustee's Office and properly reflected in the appropriate over/underpayment account as setup by Local Government Corp. in NextGen software as to properly reconcile all accounts.

### **OVERPAYMENTS**

Over payments are any payment received in an amount from one cent to five dollars (.01¢ to \$5.00) above the amount due to the Trustee's Office. The above range of amounts will be credited to the Trustee's over/under account (Revenue Code 29900).

If the taxpayer requests a refund within a 60-day period from the date of overpayment. A refund will be issued from said over/underpayment account and mailed to the taxpayer.

### **UNDERPAYMENTS**

Under payments are any payment received in an amount less than an amount of five dollars (\$5.00) due to the Trustee's Office. These shortages will be funded through the Trustee's over/underpayment account.

The underpayments policy will not apply to taxpayers making partial payment on their current year tax bill.

The underpayment policy will not apply to taxes which have entered a period in which interest is accruing.



**PRELIMINARY**  
**OFFICE OF FINANCE DIRECTOR**  
**PROPOSED 2024 FY BUDGET CALENDER**

Target Date		Wks. Available	Party Responsible
<b>County</b>			
1/2/2023	Finance Dept. Initiates Development of Budget Request Forms	2 wks	Finance Dept.
1/12/2023	Release Budget Request Forms to Departments	2 wks	Various Depts
1/26/2023	Departmental Request Forms Due Back to A & B	2 wks	Various Depts
1/26/23 to 2/7/2023	Compile Budget Request from Departments	1.5 wk	Finance Dept.
2/8/2023	Release Budget Requests to Exec. & Admin. Committees; Hearings Commence	5 wks	Finance Dept.
3/15/2023	Executive and Administrative Committee Hearings Completed		Exec. & Admin.
3/15/2023 to 3/21/23	Finance Dept. Compiles Results of Hearings for Budget Committee	1 wk	Finance Dept.
3/22/2023	Release Hearing Report to Budget Committee; Budget Hearings Commence	8 wks	Finance Dept.
5/18/2023	Budget Committee Recommendation Submitted for 1st Reading		Finance Dept.
6/15/2023	Commission Considers Budget on 2nd Reading for Final Approval		Commission
6/22/2023	Finance Dept. Wraps-up Budget Document to Forward to Comptroller's Office	1 wks	Finance Dept.
<b>Board of Education</b>			
4/14/2023	Preliminary Local Revenue Estimates Provided to Board of Education		Finance Dept.
5/2/2023	Board of Education Submits Proposed Budget to Finance Director		BOE
5/12/2023	Budget Committee Completes Review of BOE Request		Budget Comm.



12:19 PM 12/15/2022

2024

30

**From:** Michelle B  
**Sent:** Wednesday, December 14, 2022 9:50 PM  
**To:** Joyce Crosswhite  
**Subject:** Re: Thank you letter to Sullivan County Commission

Thank you so much for your support!

On Wed, Dec 14, 2022 at 9:13 PM Joyce Crosswhite <[joyce.crosswhite@sullivancountyttn.gov](mailto:joyce.crosswhite@sullivancountyttn.gov)> wrote:  
 Very well written, praise 🙏🙏🙏

Sent from my iPhone  
 Joyce Crosswhite  
 Sullivan County Commission District 4

On Dec 14, 2022, at 8:08 PM, Michelle B <[michelleb8104@gmail.com](mailto:michelleb8104@gmail.com)> wrote:

*Hi Joyce,  
 Below is the thank you letter we have written for you to read at the meeting tomorrow night. Please let me know if you got it and make sure we haven't left anyone out. Thank you so much for reading it to everyone for us.  
 Much love,  
 Michelle*

*Quo temp John Garner*  
 Dear Honorable Mayor Venable and Sullivan County Commissioners,

On behalf of our entire family, my mother Phyllis Mullins and I would like to extend our deepest gratitude and appreciation to everyone who played a part in her care during her medical emergency while attending your meeting last week. Due to the great care, immediate response, and appropriate action taken in the first few moments by those in the room, Sullivan County EMS, and the Sheriff's Dept, my mom has made a dramatic recovery. It is no less than a miracle that she was without a heartbeat for 10 minutes and yet is still with us today.

We would like to extend special recognition and appreciation to Commissioner Hunter Locke, who went above and beyond to ensure the best care for my mom. He came to her aid immediately and chose to leave the meeting to attend to her in the ambulance. He followed up with a visit to see her in the hospital and multiple check-ins thereafter.

We would also like to extend special thanks to Commissioner Jessica Means, who cared for my two young children and prayed with them while we attended to my mom. We were so overwhelmed in the moment, and her compassionate care for my boys means the world to us. Although my boys were very brave, I

know they must have been scared and Jessica's thoughtful actions helped them through a very difficult time.

We are so thankful to everyone for your prayers and concern and for all of those who have personally been checking in on her, especially commissioners Joyce Crosswhite, David Hayes, and Hunter Locke.

We could not be here with you tonight to speak or to thank you personally as my mom is still receiving care at Bristol Regional Medical Center, but we would like to ask that you also not forget the reason we were attending the meeting in the first place. Our family has a deep love for the river. Please help us preserve the beautiful place that we call home.

Forever grateful,  
Michelle Bobrosky, Phyllis Mullins, and family

Rescue 151 - Roger Lambert  
MED 1 - Paramedic - Jeremy Parker  
EMT - Abby Dingus



## *A Farmer owned entity for all of NE Tennessee*

A regional, USDA inspected, meat processing facility that will enhance the profitability and sustainability of family farms throughout all Northeast Tennessee and improve availability of high quality, local raised and processed meat for consumers, restaurants and grocery stores.

Organized under TN Statute as a Farmers Cooperative, owned by the Member Producers.

The project is a \$10 million investment, 1.5 Million of which is equipment - \$2 million has been granted from Washington County ARPA funds, \$1 Million has been granted from the ARC POWER Initiative. The project has come to an important timing juncture from a financing standpoint. The current grant funding of \$3 million is \$2 million short in order to accomplish the next step of securing \$5 Million in bank financing. Securing an additional \$2 million in grant funding would keep the project moving forward by allowing the APC Board to sign the engagement letter from the design-build architect firm, close on the real property under contract and extend an offer letter to our preferred General Manager candidate.

Projected to create 26 full time jobs and \$1,600,000 in annual wages and benefits by the end of year 3, an average of \$64,000 per position.

Feasibility study confirming project viability completed by UT Center for Profitable Agriculture.

Planned construction start by Summer 2023 and operational in 2024.

125 head per week capacity. This is large enough to meet the demand of local producers desiring to finish cattle and benefit from the increased income potential, as opposed to selling lighter weight calves and shipping out of state as many producers currently do.

This facility will provide an opportunity for farmers to replace the tobacco income that was lost years ago. The producer would now have more of a choice on how long they hold their livestock. By utilizing their land, equipment, and know how to raise cattle and hogs to finished processing weights, the livestock can be processed locally. This will then allow a timely and quality response to consumer demand for their product. Farm families will have the ability to supplement their annual income stream – a new “cash crop” in essence.

This facility will create a new opportunity for the hundreds of shuttered dairies throughout Northeast Tennessee to be repurposed as feeding facilities for cattle and hogs.

The only two USDA inspected slaughter facilities that operate in Northeast Tennessee are currently backlogged 12-16 months. Cattle inventories in Washington, Sullivan, and Greene counties are more than 125,000 head on over 5,000 family farms. The lack of processing capacity is a critical constraint limiting rural family's opportunity to not just supplement their income but also sustain their way of life.

Knowing the origin of food served at the family dinner table has never been more important. The ability to buy local due to meat processing services provided by the Appalachian Producers Cooperative will help satisfy the growing consumer demand for locally produced beef and pork.

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

**December 15 2022**

**RESOLUTION #1 - To Consider the following zoning amendments (map or text) as reviewed by the Regional Planning Commission.**

**motion by: Calton**

**2nd by: Gardner**

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	1/14/2022 deferred	Kenneth Taggart	yes	no	no	Sullivan	R-1	B-3	14th	7th
2	9/20/2022	Gregory & Jeanne Allen	no	yes	yes	Sullivan	A-1	A-5	9th	5th
3	10/3/2022	Thomas Hauk, Augrita Hauk, Paul Hauk, Melissa Hauk	no	yes	yes	Kingsport	R-1/R-2	A-5	10th	6th
4	10/4/2022	Chestalene Myers	no	yes	yes	Sullivan	R-1/R-2	A-5	5th	4th
5	9/1/2022 & 11/1/22	Vance (seller) & Feathers (buyer)	yes	yes	yes	Sullivan	R-1	RRC	3rd	4th
<b>Voting Summary:</b>										
Name	Case Order	yes	no	pass / abstain	absent	Approved (yes or no)				
Taggart	1	Deferred								
Allen	2	22 Yes			2 Absent	Yes				
Hauk	3	22 Yes			2 Absent	Yes				
Myers	4	22 Yes			2 Absent	Yes				
Feathers	5	22 Yes			2 Absent	Yes				

\* Completed Application is when all information is signed, fee has been paid and no outstanding documents needed. Date of Application is when the applicant initially files

footnote:

PUBLIC NOTICE

Sullivan County's Mayor and Board of County Commissioners shall hold a public meeting on **Thursday, December 15, 2022** at the Sullivan County Courthouse in Blountville, Tennessee to consider five rezoning requests from the following landowners: 1) Kenneth Taggart's property at 5631 Fort Henry Drive, being Tax Map 121G, Group A, Parcel 12.00, lots 4-7 of the Woodland Heights Subdivision, from R-1 (residential) to B-3 (General Business; 2) Gregory & Jeanne Allen's property at 345 Allison Road, being Tax Map 124, Parcel 021.00 from A-1 (General Agricultural) to A-5 (Estate Agricultural); 3) Thomas, Augrita, Paul and Melissa Hauk properties along Rock City Road, being Tax Map 032, Parcels 30.00; 30.10; 31.00 and 31.50 from R-1/R-2 to A-5; 4) Chestalene Myers' property at 770 Big Hollow Road, being Tax Map 066, Parcel 003.05 from R-1 to A-5; and 5) Matthew Feathers' property at 200 Riverside Road, being Tax map 083, Parcel 123.00 from R-1 to RRC (Rural Retreat & Cabin Development). These individual rezoning petitions shall be considered for final approval during the public hearing of the Board of County Commissioners within the Commission Hall of the Sullivan County Historic Courthouse, located at 3411 Highway 126, Blountville, TN. 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](mailto: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.

✓ mailed 10/4/22

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### 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: January 14, 2022

Property Owner: Kenneth Taggart

Address: 5631 Fort Henry Drive Kingsport TN 37663

Phone number: (423) 737-5700 Email: KEN 5040@gmail.com

#### Property Identification

Tax Map: 121G

Group: A

Parcel: 012.00

Zoning Map: 25

Zoning District: R-1

Proposed District: B-3

Civil District: 14

Property Location: 5764 Fort Henry Drive Kingsport TN 37663

Commission District: 7

Purpose of Rezoning: FUTURE COMMERCIAL USE / RESALE

#### Meetings

##### **Planning Commission:**

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

~~May 17 2022~~  
Date: ~~February 15, 2022~~  
11-15-2022

Time: 6 PM

Approved: \_\_\_\_\_

Denied: ☒

##### **County Commission:**

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

~~June 14 2022~~  
Date: ~~March 17, 2022~~  
12/15/2022

Time: 6:00 PM

Approved: \_\_\_\_\_

Denied: \_\_\_\_\_

#### DEED RESTRICTIONS

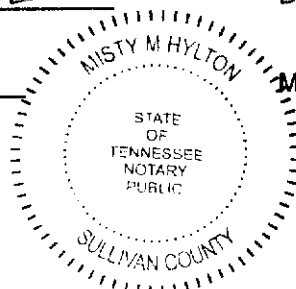
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: Kenneth Taggart

Date: 1/14/2022

Notary Public: Misty M Hydon

My Commission Expires: May 22, 2023



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

## F1. REZONING REQUEST FROM R-1 TO B-3

FINDINGS OF FACT –

Landowner: Kenneth Taggart  
 Applicants: same  
 Representative: same  
 Location: 5764 Fort Henry Drive, Kingsport  
 Mailing Address of Owners: 5631 Fort Henry Drive, Kingsport  
 Civil district of rezoning: 14<sup>th</sup>  
 Commission District: 7<sup>th</sup>  
 Parcel ID: Tax Map 121G, Group A, Parcel 012.00  
 Subdivision of Record: Woodland Heights, Lots 4-7  
 PC1101 Growth Boundary: Sullivan County Planned Growth Area  
 Utility District: Kingsport Water  
 Public Sewer: n/a  
 Lot/Tract Acreage: 3.92 acres  
 Existing Zoning: R-1 (Single-Family Residential)  
 Surrounding Zoning: B-1, R-2, R-1, B-3 and B-4  
 Requested Zoning: B-3 (General Business)  
 Existing Land Use: Single Family Dwelling  
 Surrounding Land Uses: Single Family Residential, Mellins B&H Sales – Snowplow Equipment  
 2006 Land Use Plan: Arterial Business/Corridor Future Commercial Redevelopment on front 1/3 of property and low-density residential on remainder of property  
 Neighborhood Opposition: Staff received opposition from neighbors directly behind this lot

**Staff Field Notes and Findings of Facts:**

- The owner is requesting the rezoning of the 3.92 residential lot from R-1 to B-3 for future commercial redevelopment and resale. He currently has the property up for sale.
- The lot has an existing vacated dwelling and a few abandoned vehicles on site. The rest of the lot is wooded and overgrown.
- The surrounding zoning and land uses are:
  - B-4 to the south, which Mr. Taggart also owns. Currently has several cars on the site. B-4 zoning does not allow for autobody or auto repair services.
  - B-1 to the rear south, but used still as single-family rental
  - R-2 to the immediate rear (west) single family uses and R-1.
  - B-3 to the north, which is owned by Mr. Michael Mullins, for his B & H Sales yard of snowplow equipment. This business has been established for several decades and the county rezoned it from R-1 to B-3 to bring it into conformance with existing land use.
- Several residents have expressed concern about this rezoning request.
- Staff recommends in favor of a commercial zoning classification for this lot as it fronts along Hwy 36/Fort Henry Drive; however, with some concerns about rezoning almost 4 acres to General Business. Staff recommends in favor of an amended request to Planned Business District (PBD-3) rather than General Business. PBD-3 and B-4 districts do not allow any automotive repair services where B-3 does. Often times, automotive body shops look like junk yards as customers do not come back for their vehicles in a timely manner.
- The adopted Land Use Plan calls for future corridor planned business along the frontage lots and low-density residential on back lots. More specifically, due to the size of this tract, the plans call for only the first 1/3 of the property to be for future corridor commercial.
- **Staff recommends against a B-3 zoning for this large tract.**

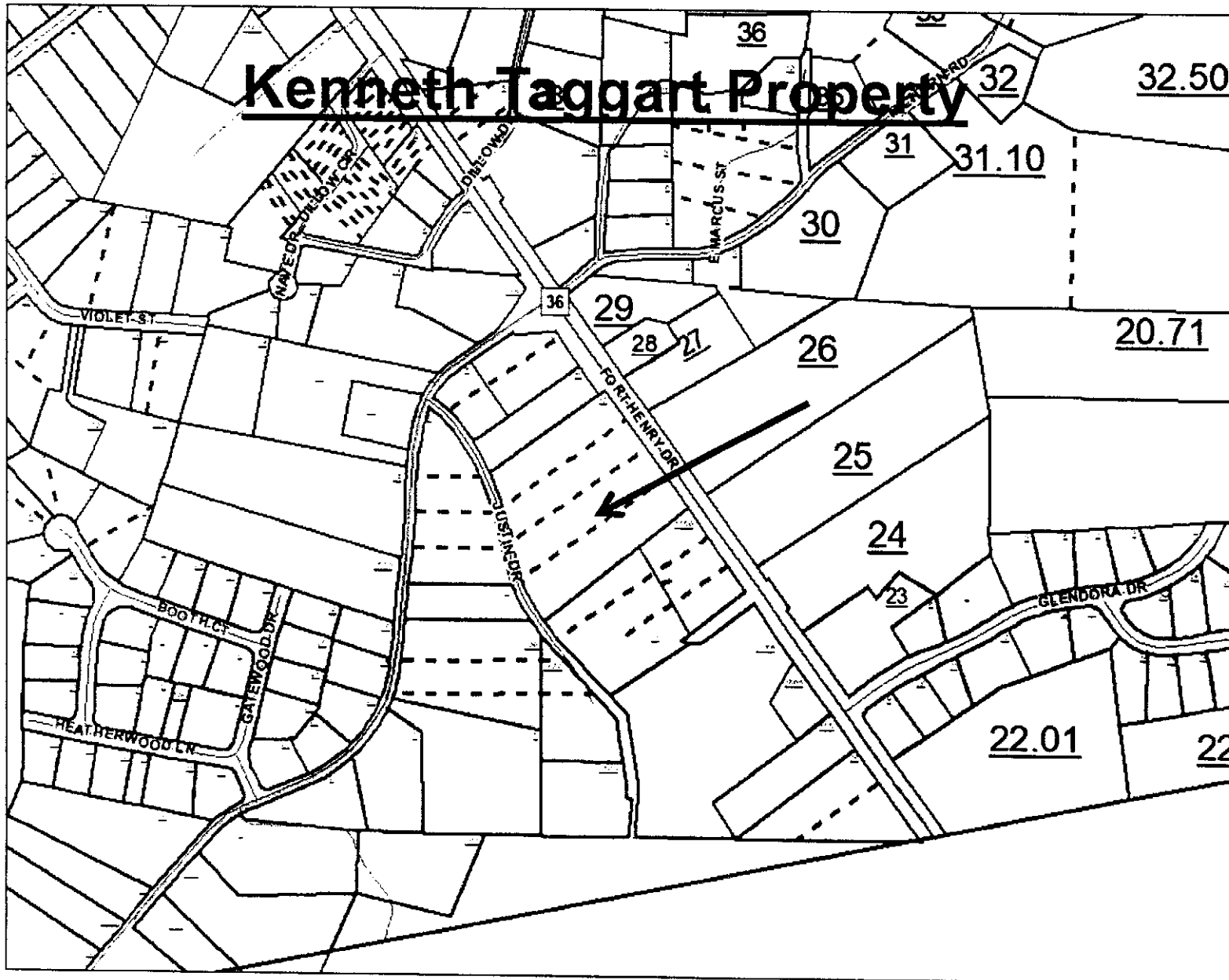
**Meeting Notes at Planning Commission:**

- Mr. Taggart arrived late due to an accident on the interstate. Staff swore in the applicant prior to presentation.
- The chair asked staff to provide her report. Staff read her report and findings. She confirmed she would maintain her same recommendation as before in order to align with the Land Use Plan policy recommendations for this corridor. She stated a transitional zoning would afford a better sound buffering and screening for the surrounding existing neighborhoods as Colonial Heights area was mostly developed.
- Mr. Taggart states he has owned this property since 1996. (TN Property Data has since 2014). He opined that he did not understand the opposition from the community. He has been trying to sell this property, but nobody has shown any interest.
- Chairman Webb explained that the role of the Planning Commission was to consider all aspects of a rezoning case and to understand what the future development could potentially be based upon what land uses were permitted under the requested zoning district of B-3.
- Scott Hamilton, 121 Liberty Church Road, expressed his opposition. He spoke for his parents who lived next door as well but were in their 90s and could not attend. He provided an email summarizing his concerns on noise, lack of buffering and concerns regarding the impact the B-3 zoning could have on the existing residential neighborhood behind. Staff confirmed she distributed the email to all members and would be included in the case file record.
- Tim Reece, 324 Justin Drive, also spoke in opposition. He stated he has lived on this road directly behind Mr. Taggart's property since 1988. He would be in favor of a split zoning as recommended by staff, as he stated this would be the only way to ensure a sufficient buffering and maintenance of the trees.
- Mr. Taggart stated he was not in favor of a split zone.
- After no further comment, Linda Brittenham motioned to forward an unfavorable recommendation to the County Commission for this request. John Moody seconded her motion and the vote in favor of the motion, which would be to forward an unfavorable recommendation, passed unanimously. (7 present, 1 absent, 1 vacant)

# Kenneth Taggart Property

**Address Data Source:**  
Sullivan County, Sul Co 911  
Kingsport, TN GIS  
Johnson City, NC GIS  
Bradley, TN 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 to practice land surveying in the State of Tennessee should be retained for all questions of boundary and location of lot lines.



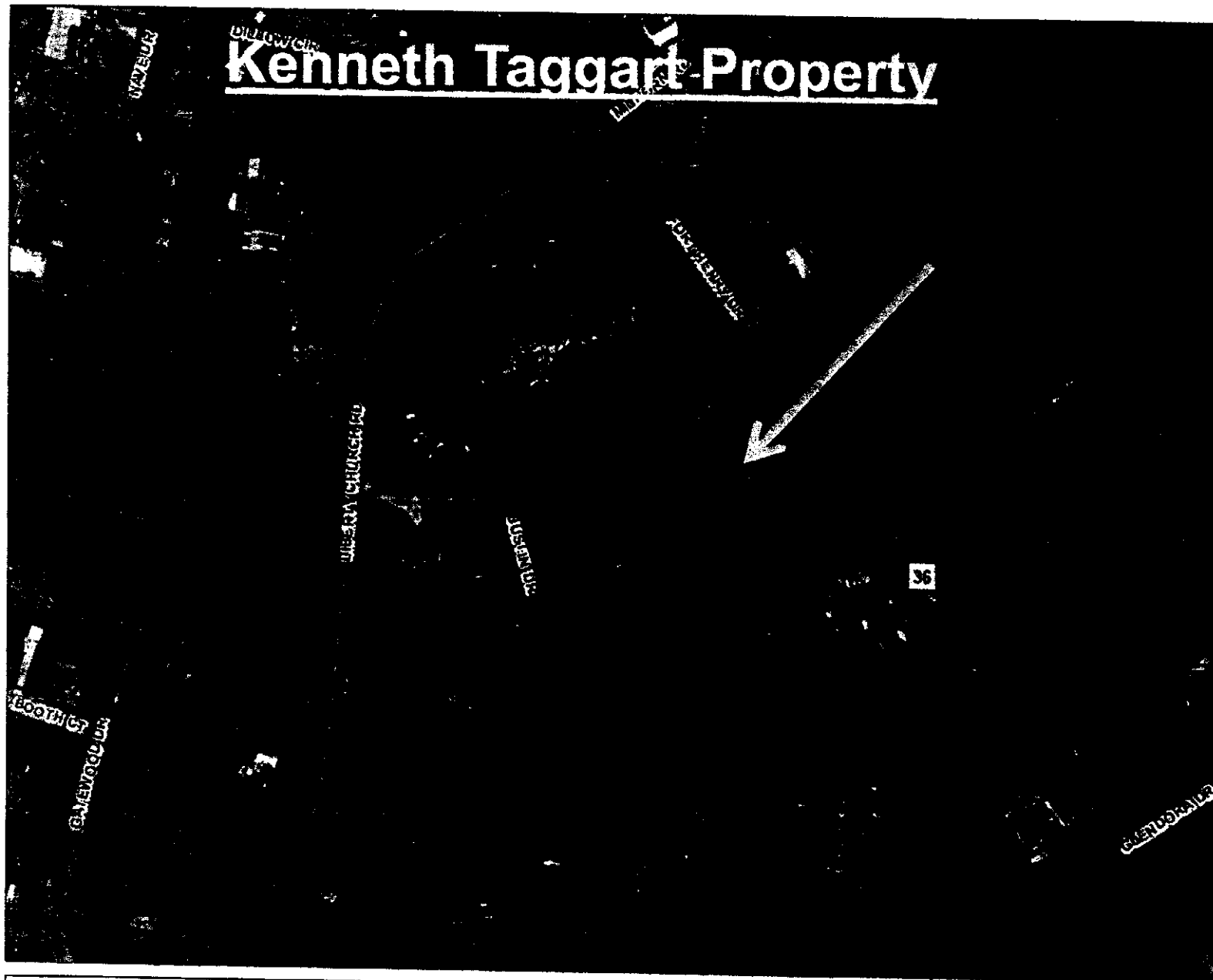
**Thoroughfares**  
~ Arterial  
~ Collector  
~ Lot Lines

# Kenneth Taggart Property

**Address Data Source:**  
Sullivan County, TN GIS  
Kingsport, TN GIS  
Johnson City, TN GIS  
Shelby County, TN 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.

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

**Feet**  
0 225



## Thoroughfares

- ~ Arterial
- ~ Collector
- ~ Lot Lines





# Address Data Source:

Sullivan County, TN  
Kingsport, TN 37629  
Johnson City, TN 37601  
Bristol, TN 37620

## Notice:

This map is not a legal document. It is intended to provide a general overview of the zoning districts in Sullivan County, Tennessee. It is not to be used as a legal document for any purpose. The official zoning map of Sullivan County, Tennessee, is the only legal document for zoning purposes. 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.

Final Inspection Map (FIM) 2007

Legend:  
 [Symbol] Zoning District  
 [Symbol] Water  
 [Symbol] Arterial Road  
 [Symbol] Collector Road  
 [Symbol] Lot Line

Feet





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

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## **NOTICE OF REZONING REQUEST**

October 4, 2022

Dear Property Owner:

Please be advised Mr. Kenneth Taggart has applied to Sullivan County to rezone property located at 5764 Fort Henry Drive, Kingsport area from the current zoning of R-1 (Low Density/Single Family Residential District) to B-3 (General Business Service District) for the purpose of selling his property for future commercial development. This property is Tax Map 25, Parcel 012.00 on the Sullivan County Tax Map.

**Sullivan County Regional Planning Commission – 6:00 PM on November 15, 2022**

**County Commission – 6:00 PM on December 15, 2022**

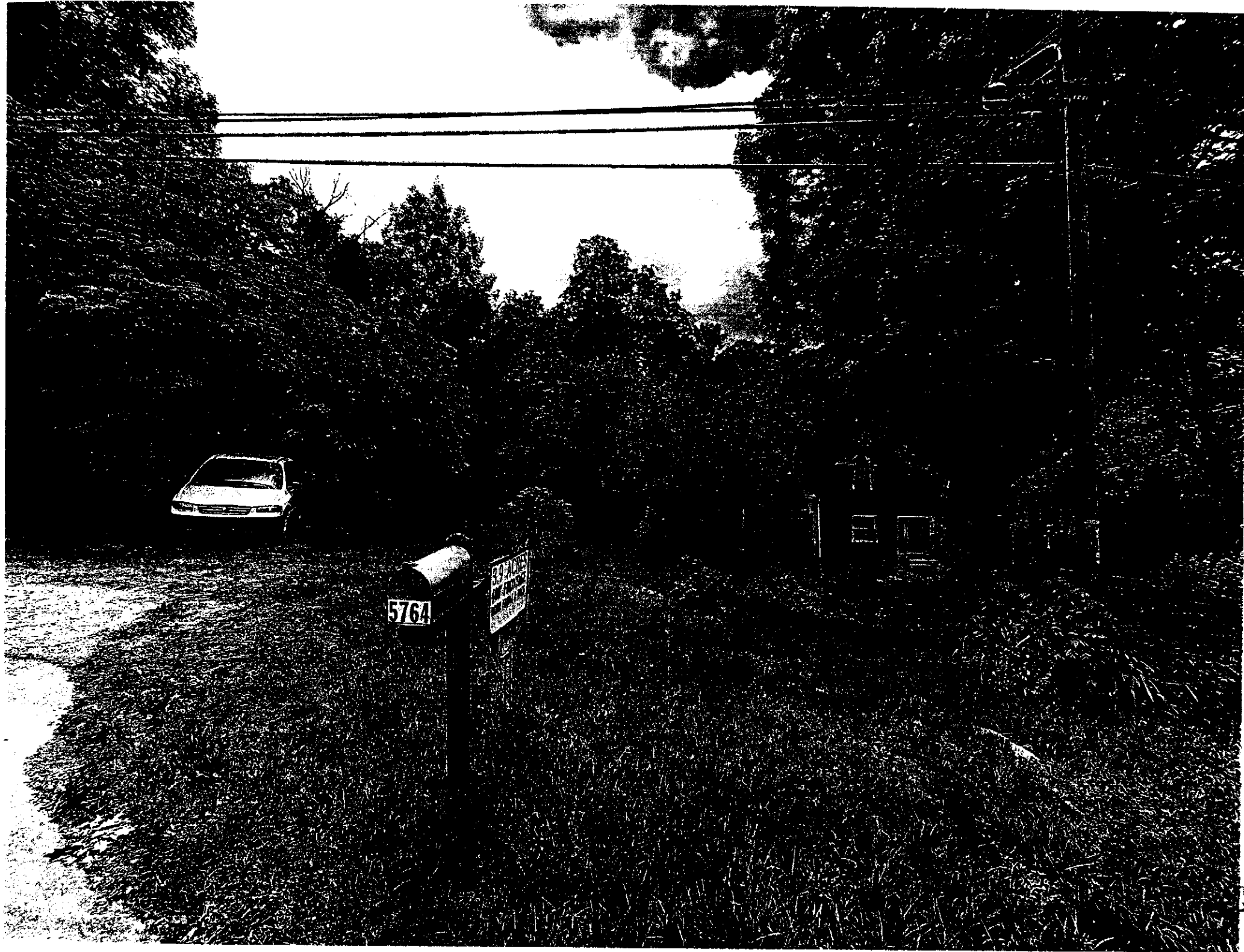
Both meetings are held in the Historic Sullivan County Courthouse, 2<sup>nd</sup> Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let me know if you need any special assistance for these public meetings. Both meetings are open to the general public and you are welcome to attend. If you have any questions or concerns on this request, please contact me. You may call, email or stop by our office. My email address is [planning@sullivancountyttn.gov](mailto:planning@sullivancountyttn.gov) or you may call me directly at 423.279.2603.

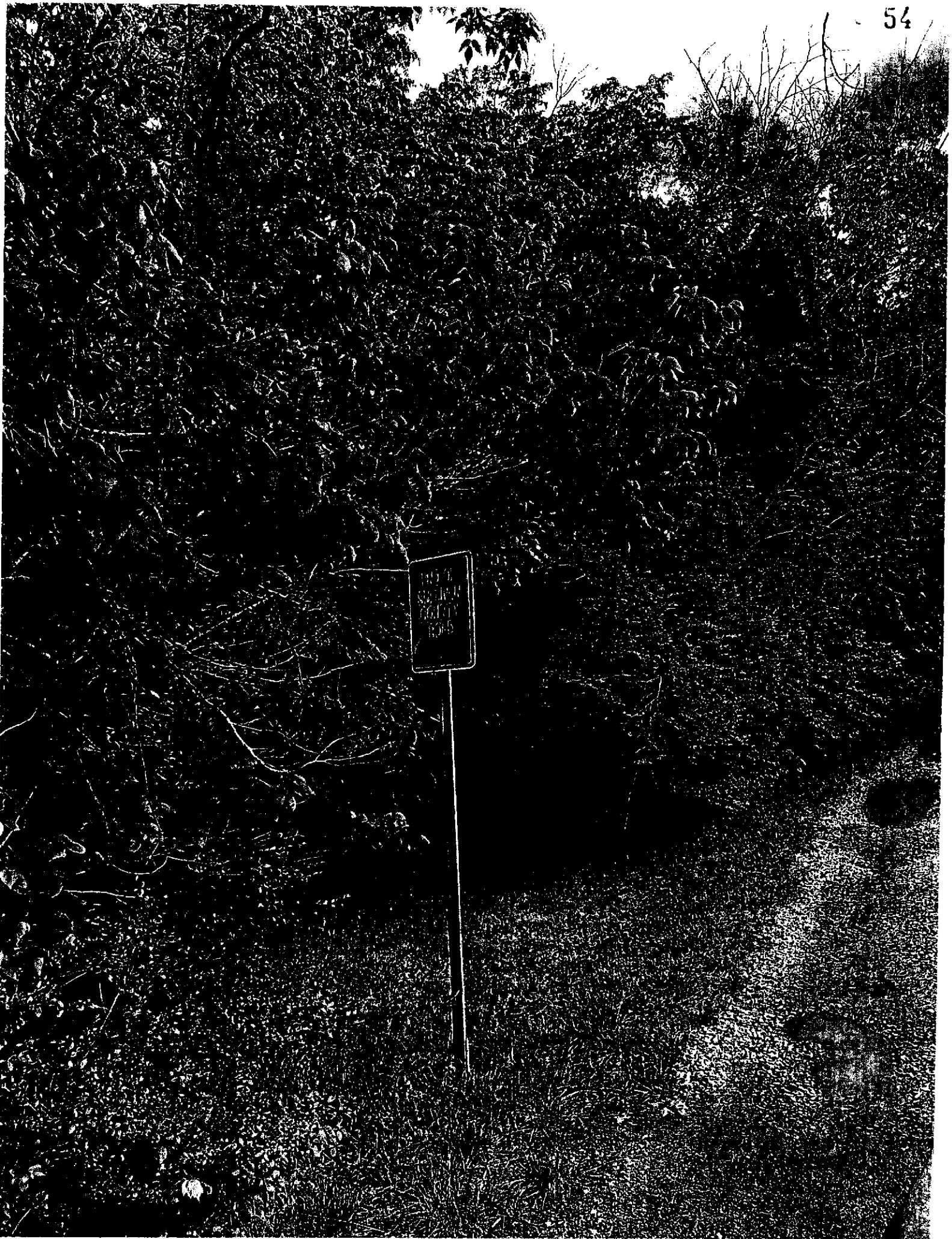
Regards,

Ambre M. Torbett, AICP  
Director Planning & Codes











**F3. REZONING REQUEST FROM B-4 AND R-1 TO B-3/GENERAL BUSINESS (TWO PARCELS OF LAND)**

**FINDINGS OF FACT -**

Property Owners:	Kenneth Taggart
Applicants:	same
Location:	5796 and 5764 Fort Henry Drive, Kingsport
Address of Applicants:	5631 Fort Henry Drive, Kingsport
Civil district:	14 <sup>th</sup>
Parcel ID:	Tax Map 121G, Group A, Parcels 13.50 & 12.00
Subdivision Name:	Lots 4-7 and 10 of the Woodland Heights Subdivision
Growth Boundary:	Sullivan County Planned Growth Area
Utility District:	Kingsport City Utility District
Public Sewer/Septic:	on-site individual septic
Existing Zoning:	B-4 - Arterial Business and R-1 - Single Family Residential (two parcels)
Surrounding Zoning:	R-1, B-3, R-3B, B-4
Existing Land Use:	Storage Building with Cars
Proposed Zoning:	B-3 - General Business
Land Use Plan 2006-2026:	Commercial Corridor - split land use

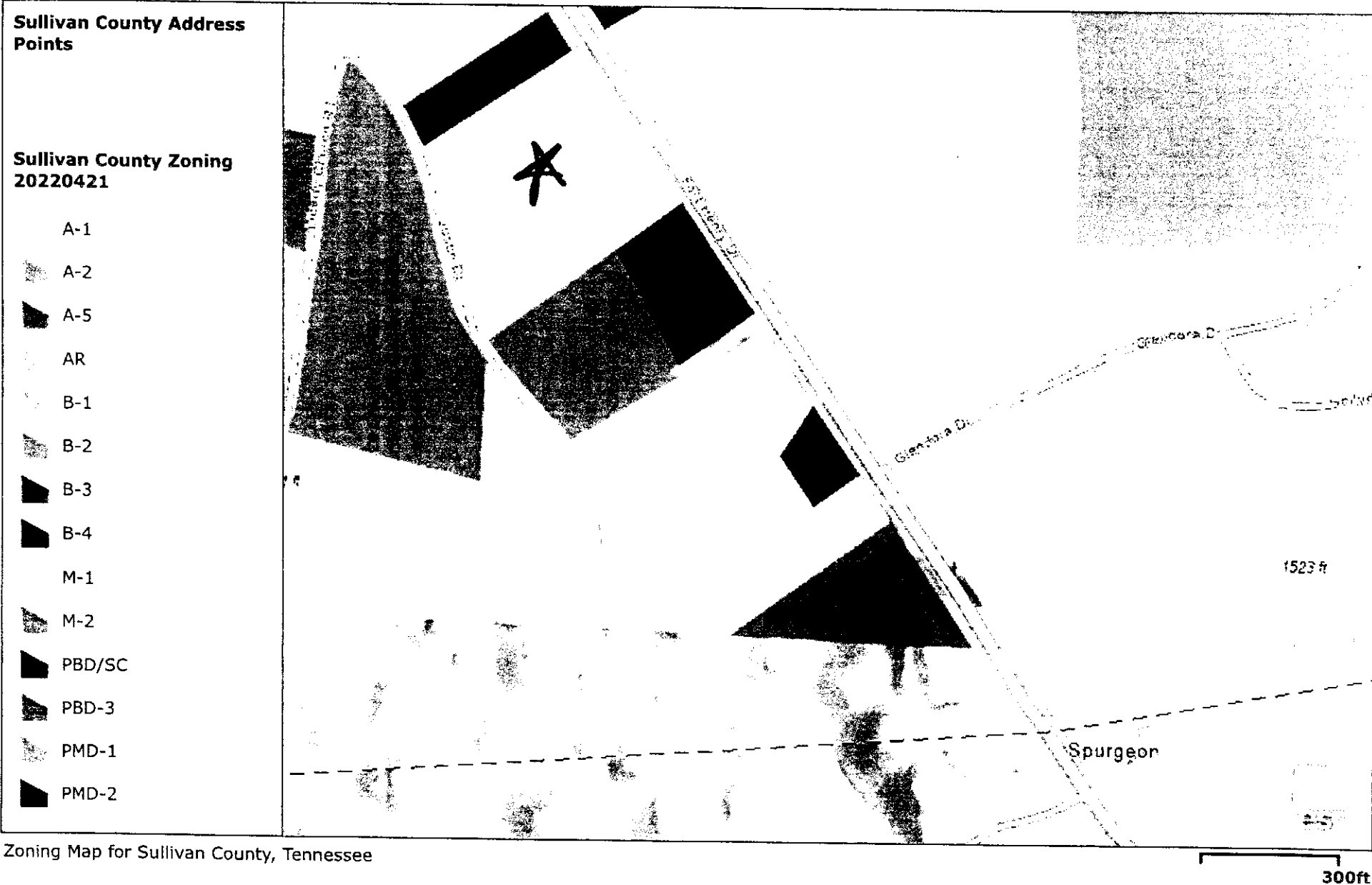
**Staff Field Notes and General Comments:**

- This rezoning request is for both parcels along Fort Henry Drive owned by Mr. Taggart. Parcel 13.50 is zoned B-4 and has an existing mobile home on site and a storage building. Parcel 12.00 has an old home that needs repair. According to the Property Assessor, the home lacks electrical and plumbing. Parcel 13.50 is approximately 1.14 acres. Parcel 12.00 is approximately 3.92 acres and abuts Justin Drive within the Woodland Heights Subdivision (lots 4-7).
- While both lots front along Fort Henry Drive, staff is concerned about rezoning the R-1 tract entirely to B-3 as it could open up the entire large tract for general commercial activity in view of the existing homes within the subdivision.
- Staff recommends in keeping Parcel 13.50 as B-4; however recommends a split zone for the larger parcel 12.00.
- Staff received neighborhood opposition to this request.
- The Land Use Plan has this highway frontage proposed for Corridor Commercial Growth with the back side and interior lots remaining as Low Density Residential.

**Discussion at Meeting:**

- Staff provided the background report and explained that she had received several calls of concerns from neighbors over this request.
- Mr. Kenneth Taggart was present and addressed the board. He asked to speak last after hearing any opposition so he could rebut.
- Scott Hamilton, 121 Liberty Church Road, stated that he lived behind the properties owned by Mr. Taggart and was opposed to the request as he wanted to see the neighborhood protected from commercial encroachment. He explained that his parents have owned their home there since 1959. He stated that several neighbors could not attend the meeting, but confirmed that the Reece, Haynes and Thomas families were all opposed to this request.
- Mr. Vaughan McCoy, representing the Jehovah's' Witness congregation church next door to Mr. Taggart's property had concerns over the current property conditions and history of non-compliance to codes from Mr. Taggart. He expressed concern that the corner lot adjacent to the church and the shared driveway was already zoned B-4 (Arterial Commercial) so why change it to B-3. He was concerned because B-3 allows for auto body repair and B4 does not.
- Staff confirmed that they have had a long history of code violations from property owned by Mr. Taggart (on this site and other sites).
- Tim Reece spoke about how the property would be accessed - off of Fort Henry Drive or Justin Pvt. Drive.
- Kenneth Taggart, applicant, stated that he wanted to expand his building, pave the lot and obtain a dealer's license to sell cars. In order to make the business work, he stated that he would need to be able to work on cars as well. He stated that the B-3 zoning was the best zone for his properties as it would not limit him as much. Discussion ensued regarding the idea of a split zone on the larger parcel in order to offer some protection from the existing neighborhood off of Justin Drive. Mr. Taggart stated that he would not accept a split zone.

**Zoning Map for Sullivan County, Tennessee**



Zoning Map for Sullivan County, Tennessee

Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



## Re: Rezoning of the Taggart property

Ambre Torbett <planning@sullivancountyttn.gov>

Mon 11/14/2022 2:00 PM

To: Scott & Lisa Hamilton <hambonesh@aol.com>

Thank you for the information. I will share with the Planning Commissioners and add to the case file.

Ambre M. Torbett, AICP  
 Director of Planning & Community Development  
 3425 Highway 126 | Historic Snow House  
 Blountville, TN 37617  
 423.279.2603, desk  
 423.323.6440, Main

---

**From:** Scott & Lisa Hamilton <hambonesh@aol.com>

**Sent:** Friday, November 11, 2022 1:07 PM

**To:** Ambre Torbett <planning@sullivancountyttn.gov>

**Subject:** Fwd: Rezoning of the Taggart property

-----Original Message-----

From: Scott & Lisa Hamilton <hambonesh@aol.com>

To: Scott & Lisa Hamilton <hambonesh@aol.com>

Sent: Fri, Nov 11, 2022 1:04 pm

Subject: Rezoning of the Taggart property

Ambre, I apologize for the delay in getting some of our concerns about the rezoning request to you after we had talked last week. I've been busy taking care of my parents and I'm just now getting them to you. I had mentioned to you that I understand Mr. Taggart desires to get his property sold and make money on his investment. But money should not be the main issue. Whether money for the sale of the property or possible tax money for our county. We have serious worries about what the property will end up being used for and the adverse impact for the adjacent and nearby residents living behind the property. Serious impacts such as lower property values and quality of life. I'll just list some of the concerns that I and nearby residents in the neighborhood including the Thomas, Reese and Waldo families have below.

Southern Dwellings has the listing for the property and in the property description it stated that the "owner has contacted the county and rezoning to Commercial should be easy" That makes it sound as though it is a "done deal" even before action is taken. This is a concern to several of my neighbors I have talked to. The listing also mentions 400 ft of road frontage on Fort Henry Drive and Justin Drive located on the back of the property. All of Justin Drive is not a recognized county road and there are obvious concerns for the property traffic using this road. Also, there are questions about just how Justin Drive can be used other than a private drive. Timber harvest on the property is also mentioned in the property listing. Justin Drive is not suitable for heavy equipment use needed for timber harvest (\*see attached pictures). Mr. Taggart had attempted to have this parcel (012.00) rezoned along with parcel 013.50 to B-3 previously in 2017 but it was denied. If the rezone request is granted this time and he chooses to no longer sale the property, then he would be able to put any type of business on it. Anything from a gas station to a car lot or car repair. This type of business is what he had mentioned in 2017 that he wanted to use parcel 13.50 for. Rezoning parcel 12.00 to B-3 would allow him to now do so. This property was used as a mobile home park many years ago and several septic tanks likely remain on the property. In addition, it should be noted that various trash items from the park were buried at one time on the property. This could possibly cause future environmental issues when the property is developed.

It is recognized that any commercial businesses that border a residential area must have "buffering and screening" to help protect the nearby residents. However, there are 2 businesses currently located in our neighborhood that have very little or no such screening. A "token" fence around the B&H Sales business located at 5748 Fort Henry Drive does nothing to stop any work or traffic noises from disturbing the neighbors located nearby (\*see attached

pictures). Also, there has been target shooting coming from the business property into the nearby woods. Another business, Begley Development LLC/JTB Construction located at 104 Dillow Circle has nothing to stop the noise of their dump trucks coming and going from their parking lot which is adjacent to Liberty Church Road (\*see attached pictures). Early mornings and late evenings can be especially loud and disturbing. Because these businesses are not separated very well from the nearby residences even with required "buffering and screening", we feel we will again have no protection if the entire Taggart parcel 012.00 is rezoned to B-3.

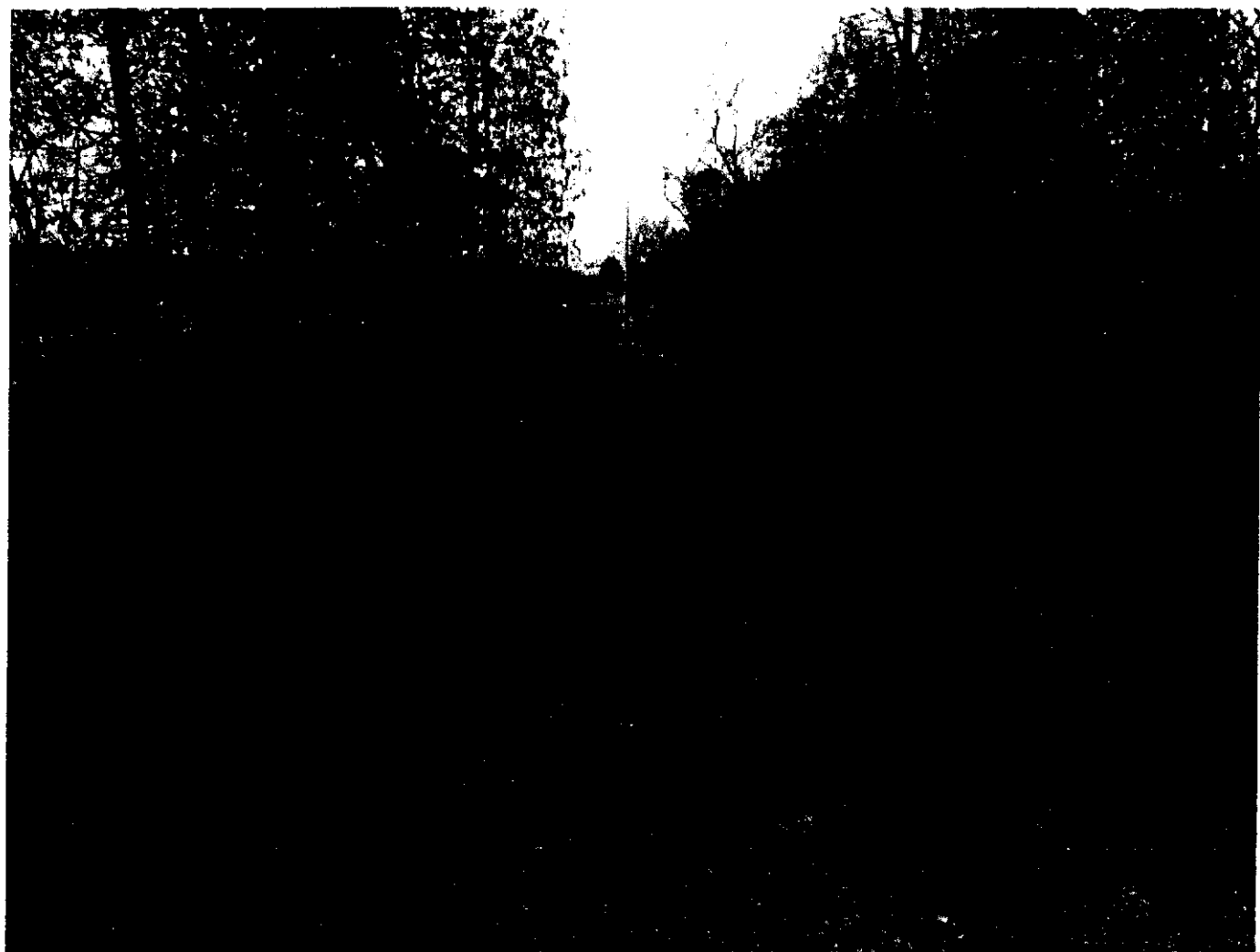
Perhaps rezoning the front half of the property along Fort Henry Drive and allowing the back portion to remain residential (split zoning) could be reconsidered again. This could give some protection to the property owners living behind and nearby. Or another option neighbors mentioned was to delay rezoning until the property was sold and the future use could be recognized. The rezoning being considered is not protecting the nearby homeowners and their heirs from incompatible activities that may adversely impact the residential environment. The rural character of our neighborhood is slowly eroding. Commercial development can be a good thing for Sullivan County. But it shouldn't come at the expense of the established neighborhood, and it should not lessen the quality of life for the folks living here.

Thank you,  
Scott Hamilton  
hambonesh@aol.com

\*Attached pictures of B&H Sales, Begley Development LLC and Justin Drive







*Part  
of Rural  
Area*

62 2

**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: 9/20/22

Property Owner: Gregory Allen & Jeanne Garrison Allen Co-Trustees

Address: 345 Allison Road Piney Flats TN 37686

Phone number: 423-900-6789

Email: allenhvac@sbcglobal.net

**Property Identification**

Tax Map: 124

Group:

Parcel: 021.00

Zoning Map:

Zoning District: A-1

Proposed District: A-5

Civil District: 9th

Property Location: 345 Allison Road Piney Flats, TN 37686

Commission District: 5th

Purpose of Rezoning: Requesting A-1 to A-5 to allow for a larger accessory structure.

**Meetings**

**Planning Commission:**

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

Date: 11/15/2022

Time: 6:00 PM

Approved: ✓

Denied: \_\_\_\_\_

**County Commission:**

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

Date:

Time: 6:00 PM

Approved: ✓

Denied: \_\_\_\_\_

22 Yes, 2 Absent

**DEED RESTRICTIONS**

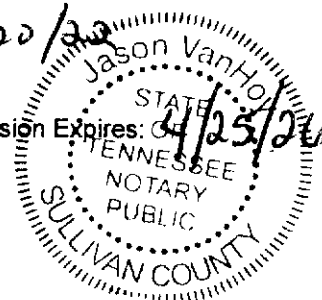
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: [Signature]

Notary Public: Jason VanHoy

Date: 9/20/22

My Commission Expires: 4/25/26



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

## F2. REZONING REQUEST FROM A-1 TO A-5

FINDINGS OF FACT –

Landowner:	Gregory Allen and Jeanne Garrison Allen (co-trustees)
Applicants:	same
Representative:	same
Location:	345 Allison Road, Piney Flats
Mailing Address of Owners:	same
Civil district of rezoning:	9th
Commission District:	5th
Parcel ID:	Tax Map 124, Parcel 021.00
Subdivision of Record:	n/a
PC1101 Growth Boundary:	Sullivan County Rural Area
Utility District:	Johnson City Public Water
Public Sewer:	n/a
Lot/Tract Acreage:	26.46 acres
Zoning:	R-1 (Single-Family Residential)
Surrounding Zoning:	A-1 and R-1
Requested Zoning:	A-5 (Estate Agricultural District)
Existing Land Use:	Single Family Dwelling and Farm
Surrounding Land Uses:	Single Family Residential
2006 Land Use Plan:	Low Density Residential/Estate Agricultural
Neighborhood Opposition:	no opposition received prior to public meetings

**Staff Field Notes and Findings of Facts:**

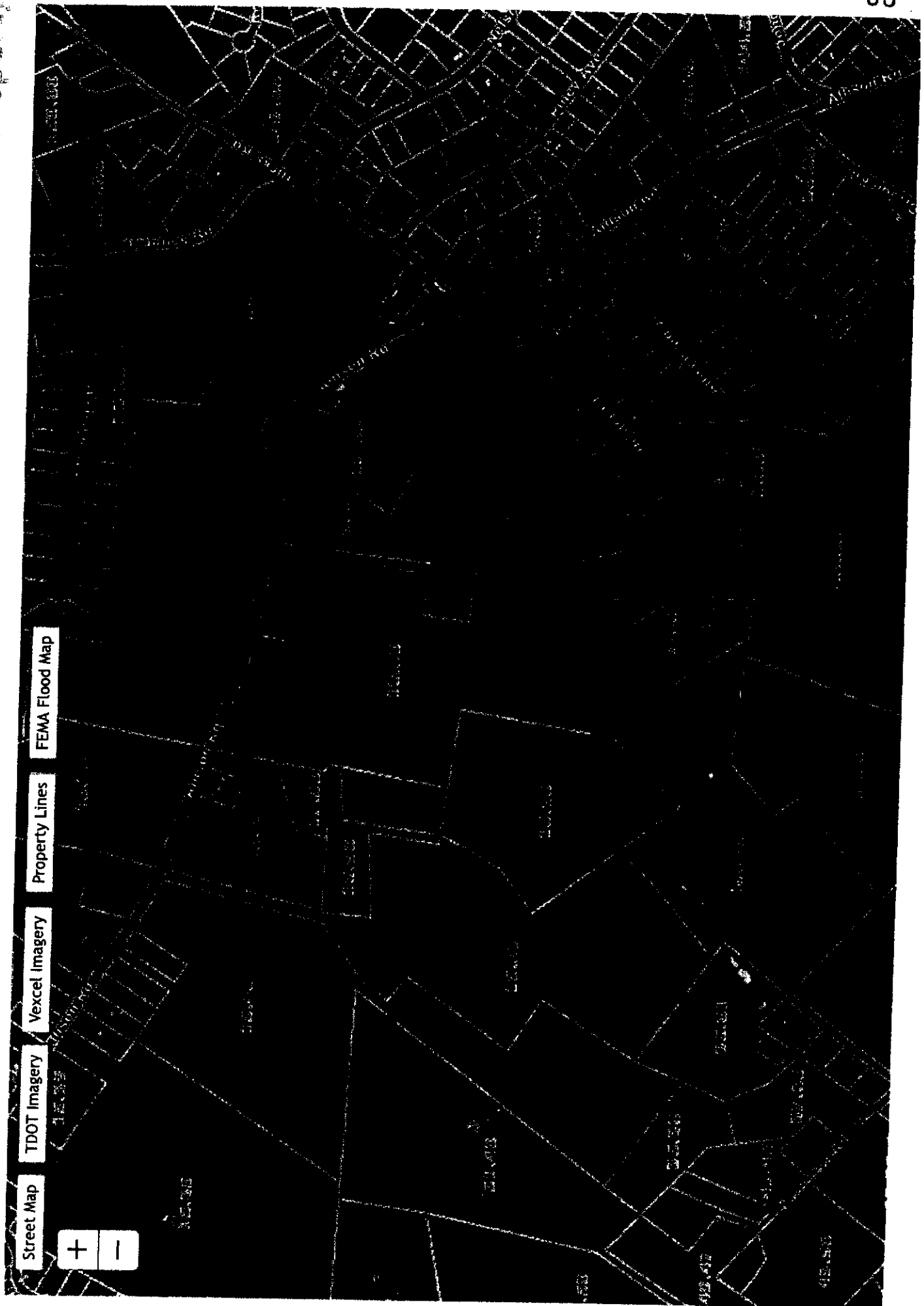
- The owners are requesting the rezoning of the farm from A-1/General Agricultural to A-5/Estate Agricultural due to the large acreage. This will afford the landowners the flexibility to build another multi-purpose building.
- Staff received a few calls of inquiry from surrounding landowners but once explained, there was no opposition.
- Staff recommends in favor of this request as it conforms to the adopted Land Use Plan and supports the existing land use and acreage of the property.

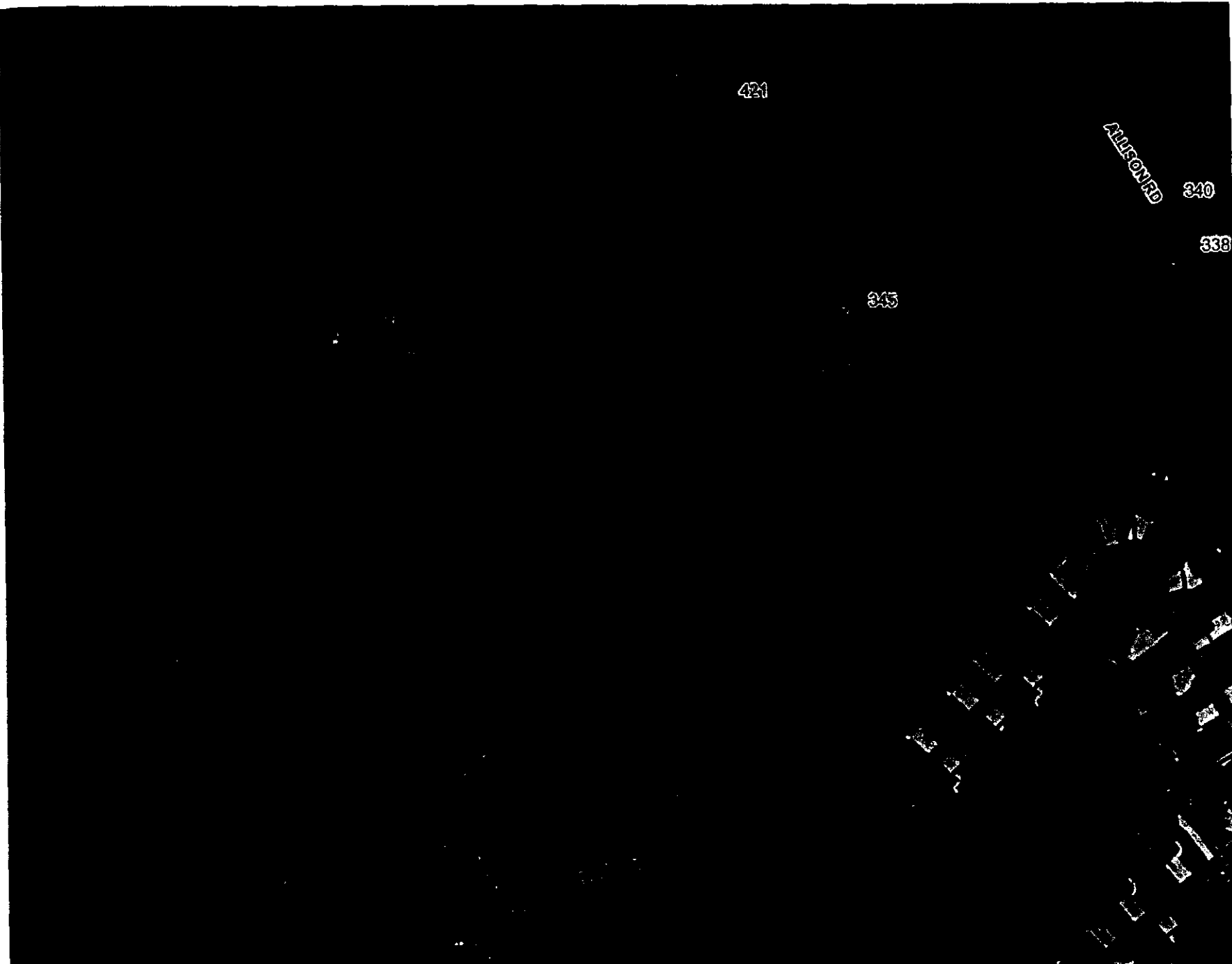
**Meeting Notes at Planning Commission:**

- Staff read her report and recommendation. Mr. Allen was present. He confirmed he wanted another building as his daughter wanted a pony. The building would be used for the pony and could be used for multi-purpose.
- Staff stated that she received some phone calls from adjacent neighbors, however they were not in opposition to the request once they realized it would not be for commercial use.
- Mary Rouse motioned to forward a favorable recommendation to the County Commission for this rezoning request. Mary Ann Hager seconded the motion and the vote in favor passed unanimously.












# Address Data Source



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

## Notice:

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

-  Buildings
-  JC Sewer Lines
-  JC Water Lines

## Thoroughfares



-  Arterial
-  Collector

66



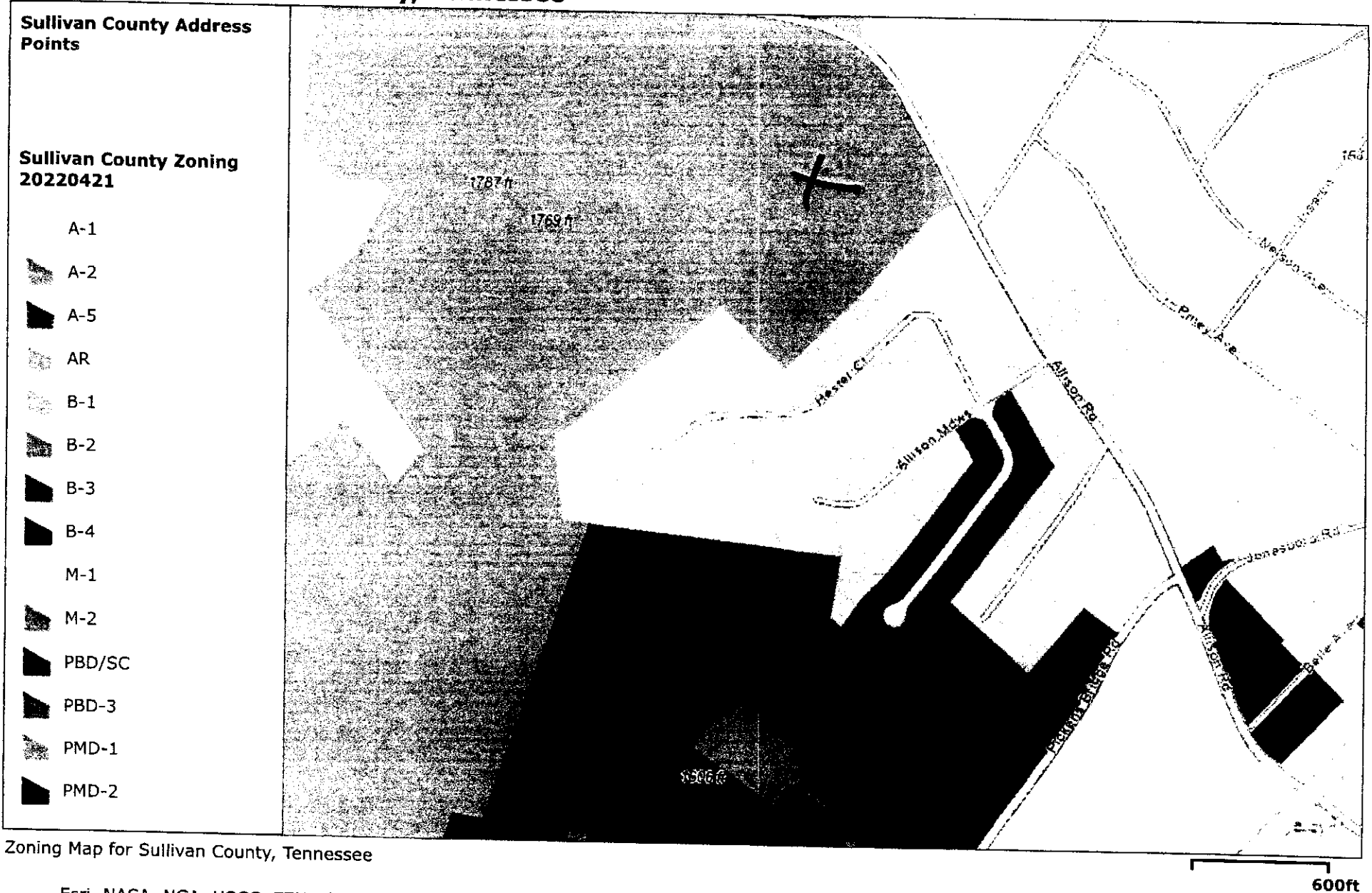
Sullivan County, TN  
Planning and Codes Dept.

## Flood Insurance Rate Map (FIRM) 2007

-  0.2 PCT Annual Chance Flood HAZARD
-  Zone A - No Base Flood Elevation Determined



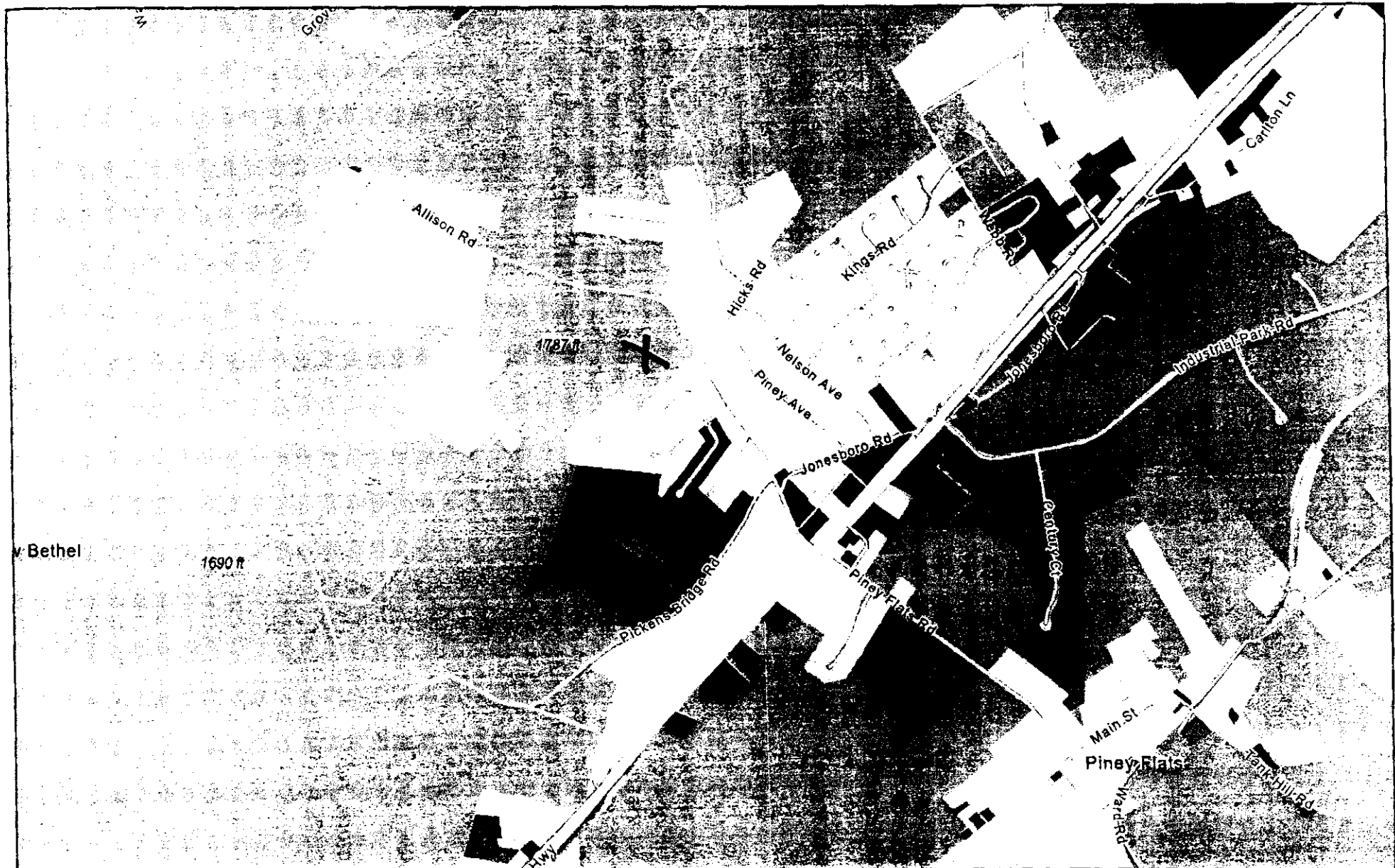
# Zoning Map for Sullivan County, Tennessee



Zoning Map for Sullivan County, Tennessee

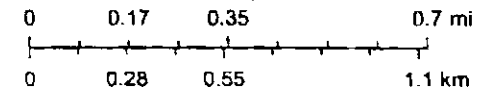
Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, City of Johnson City, TN, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | Esri Community Maps Contributors, City of Johnson City, TN, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

# Zoning Map for Sullivan County, Tennessee



10/3/2022

1:27,028



City of Johnson City, TN, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, NASA,

# SULLIVAN COUNTY

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



69

## NOTICE OF REZONING REQUEST

October 4, 2022

Dear Property Owner:

Please be advised Gregory Allen & Jeanne Garrison Allen Co-Trustees, have applied to Sullivan County to rezone properties located at 345 Allison Road, Piney Flats from the current zoning of A-1 (General Agricultural/Low Density/Single Family Residential District) to A-5 (Estate Agricultural/Large Tract) for the purpose of allowing for a larger accessory structure in the future. The property is Tax Map 124, Parcel 021.00 on the Sullivan County Tax Map.

**Sullivan County Regional Planning Commission 6:00 PM on November 15, 2022**

**Sullivan County Commission – 6:00 PM on December 15, 2022**

Both meetings will be held in the Historic Sullivan County Courthouse, 2<sup>nd</sup> Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let me know if you need any special assistance for these public meetings. Both meetings are open to the general public and you are welcome to attend. If you have any questions or concerns on this request, please contact me. You may call, email or stop by our office. My email address is [planning@sullivancountyttn.gov](mailto:planning@sullivancountyttn.gov) or you may call me directly at 423.279.2603.

Regards,

Ambre M. Torbett, AICP  
Director Planning & Codes

fail 10/3/22

703

**PETITION TO SULLIVAN COUNTY FOR REZONING**

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

Date: 10/03/2022

Property Owner: Thomas Dan Hauk, Augrita M. Hauk, Paul Douglas Hauk, Melissa Kay Hauk

Address: 274,278,350,386 Rock City Road

Phone number: 4232884010 /4238171908

Email: userdee5047@aol.com

**Property Identification**

Tax Map: 032

Group:

Parcel: 30.00/030.10/031.00/031.50

Zoning Map:

Zoning District: R-1 (R-2 split zone)

Proposed District: A-5

Civil District: 10th

Property Location: Rock City Road

Commission District: 6th

Purpose of Rezoning: Change to Agricultural

**Meetings**

Planning Commission:

Place: Kingsport Region Planning Commission -  
~~Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN~~ city hall

Date: 11/17/2022 Thursday Time: 5:30 PM

Approved: \_\_\_\_\_

Denied: \_\_\_\_\_

County Commission:

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

Date: 12/15/2022, Thursday Time: 6:00 PM

Approved: ✓ 22 Yes, 2 Absent

Denied: \_\_\_\_\_

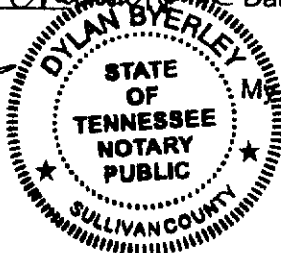
**DEED RESTRICTIONS**

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

Owner's Signature: Thomas D. Hauk

Date: 10/3/22

Notary Public: Dylan Byerley



My Commission Expires: June 21, 2025



# Address Data Source

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

## Notice:

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Arterial

Collector

Lot Lines

## Land Use Plan: 2006-2026

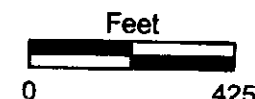
- Ag / Single Fam Res
- Ag / Open Space
- Neighborhood Comm
- Blountville-Mixed Use
- General Commercial
- Corridor Commercial
- Manufac-Light Ind
- High Impact Use
- Plan Corridor Comm
- Plan General Comr
- Plan Manufac-Lt Inc
- Plan Manufac-Hvy Ind
- Plan Unit Devel
- Low Density Res
- Medium Density Res
- High Density Res
- Mobile Home Park



Sullivan County, TN  
Planning and Codes Dept.

## Flood Insurance Rate Map (FIRM) 2007

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



**RE: Hawk rezoning request from R-1 and R-2 to A-5 - Rock City Road**

Garland, Savannah <SavannahGarland@KingsportTN.gov>

Fri 11/18/2022 8:31 AM

To: Ambre Torbett <planning@sullivancountyttn.gov>; Weems, Ken <KenWeems@KingsportTN.gov>

Cc: Userdee5047 <userdee5047@aol.com>

📎 1 attachments (5 MB)

Rock City Rd county rezoning REPORT.doc;

Good morning Ambre,

At last night's Planning Commission they voted to send a positive recommendation to the Sullivan County Planning Commission. Please see attached the report.

Thank you,  
Savannah


**Savannah Garland**

Planner

City of Kingsport

P: 423-343-9783

SavannahGarland@KingsportTN.gov

cid:image001.png@01D1C17B.4853BA80

415 Broad Street, 2<sup>nd</sup> Floor

Kingsport, TN 37660

**From:** Ambre Torbett [mailto:planning@sullivancountyttn.gov]

**Sent:** Monday, October 03, 2022 1:58 PM

**To:** Weems, Ken <KenWeems@KingsportTN.gov>; Garland, Savannah <SavannahGarland@KingsportTN.gov>

**Cc:** Userdee5047 <userdee5047@aol.com>

**Subject:** Hawk rezoning request from R-1 and R-2 to A-5 - Rock City Road

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

Good afternoon Kingsport Planners,

Attached is a new rezoning request for four tracts of land on Rock City Road for the Hawk family. Their request is to rezone 4 tracts from R-1 and R2 to A-5 to preserve the large tracts and to allow for future larger detached accessory structures if wanted.

Could you please confirm that your meeting time is now 5:30PM on the 3<sup>rd</sup> Thursday, November 17<sup>th</sup> at City Hall.

Mrs. Hawk, I believe the City Planning Commission will be at 5:30 and the final public hearing will be at 6PM with the County Commission.

Thanks so very much,

**Ambre M. Torbett, AICP**

Director of Planning & Community Development

Sullivan County Planning & Codes Dept.



# KINGSPORT URBAN GROWTH BOUNDARY – SCHEDULED FOR THURSDAY, NOVEMBER 17<sup>TH</sup> KINGSPORT PC HEARING

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

### F3. REZONING REQUEST FROM R-1 & R-2 TO A-5

#### FINDINGS OF FACT –

Landowner:	Hauk family – Thomas Dan Hauk, Augrita Hauk, Paul Douglas Hauk and Melissa Kay Hauk
Applicants:	same
Representative:	same
Location:	274, 278, 350, & 386 Rock City Road, Kingsport
Mailing Address of Owners:	same
Civil district of rezoning:	10 <sup>th</sup>
Commission District:	6 <sup>th</sup>
Parcel ID:	Tax Map 032, Parcels: 30, 30.10, 31, and 31.50
Subdivision of Record:	Paul Douglas Hauk, etux, Plat Book 53, Page 332
PC1101 Growth Boundary:	Sullivan County Rural Area
Utility District:	Bloomingtondale Utility
Public Sewer:	n/a
Lot/Tract Acreage:	large tracts
Zoning:	R-1 & R-2 (Single-Family Residential)
Surrounding Zoning:	A-1 and R-1
Requested Zoning:	A-5 – Estate Agricultural
Existing Land Use:	Single Family Dwellings, Farm Buildings, Wooded and Pasture
Surrounding Land Uses:	Single Family Residential
2006 Land Use Plan:	Estate Agricultural
Neighborhood Opposition:	no opposition received prior to public meetings

Staff Field Notes and Findings of Facts:

Meeting Notes at Planning Commission:

## Rezoning Report

## Kingsport Regional Planning Commission

File Number REZONE22-0291

## Rock City Road (County Rezoning)

<b>Property Information</b>			
Address	274, 278, 350, 386 Rock City Road		
Tax Map, Group, Parcel	Map 032, Parcels 30.00, 030.10, 031.00, 031.50		
Civil District	10		
Overlay District	n/a		
Land Use Designation	Residential/Agricultural		
Acres	114.44 +/-		
Existing Use	Residential	Existing Zoning	R-1 and R-2 (County)
Proposed Use	Residential/Agricultural	Proposed Zoning	A-5 (County)
<b>Applicant Information</b>			
Name: Thomas, Augrita, Paul, and Melissa Hauk		Intent: To rezone from R-1/R-2 to A-5 for flexibility for farm use and residential use.	
Address: 274, 278, 30, 386 Rock City Rd			
City: Blountville			
State: TN	Zip Code: 37617		
Phone: (423) 288-4010			
<b>Planning Department Recommendation</b>			
The Kingsport Planning Division recommends sending a POSITIVE recommendation to Sullivan County Commission for the following reasons:			
<ul style="list-style-type: none"> <li>The zoning change is compatible with the surrounding residential and agricultural zoning</li> <li>The zoning change will appropriately match the existing use.</li> </ul>			
<b>Staff Field Notes and General Comments:</b>			
The zoning area consists of 4 parcels and approximately 114.44 acres. A rezoning to A-5, in staff's opinion, is the most appropriate use for the property.			
Planner:	Savannah Garland	Date:	October 18, 2022
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	November 17, 2022
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

## Rezoning Report

## Kingsport Regional Planning Commission

File Number REZONE22-0291

PROPERTY INFORMATION		County Rezoning
ADDRESS		274, 278, 350, 386 Rock City Road
DISTRICT		10
OVERLAY DISTRICT		n/a
EXISTING ZONING		R-1, R-2 (County)
PROPOSED ZONING		A-5 (County)
ACRES	114.44 +/-	
EXISTING USE	Residential	
PROPOSED USE	Residential/Agricultural	

**INTENT**

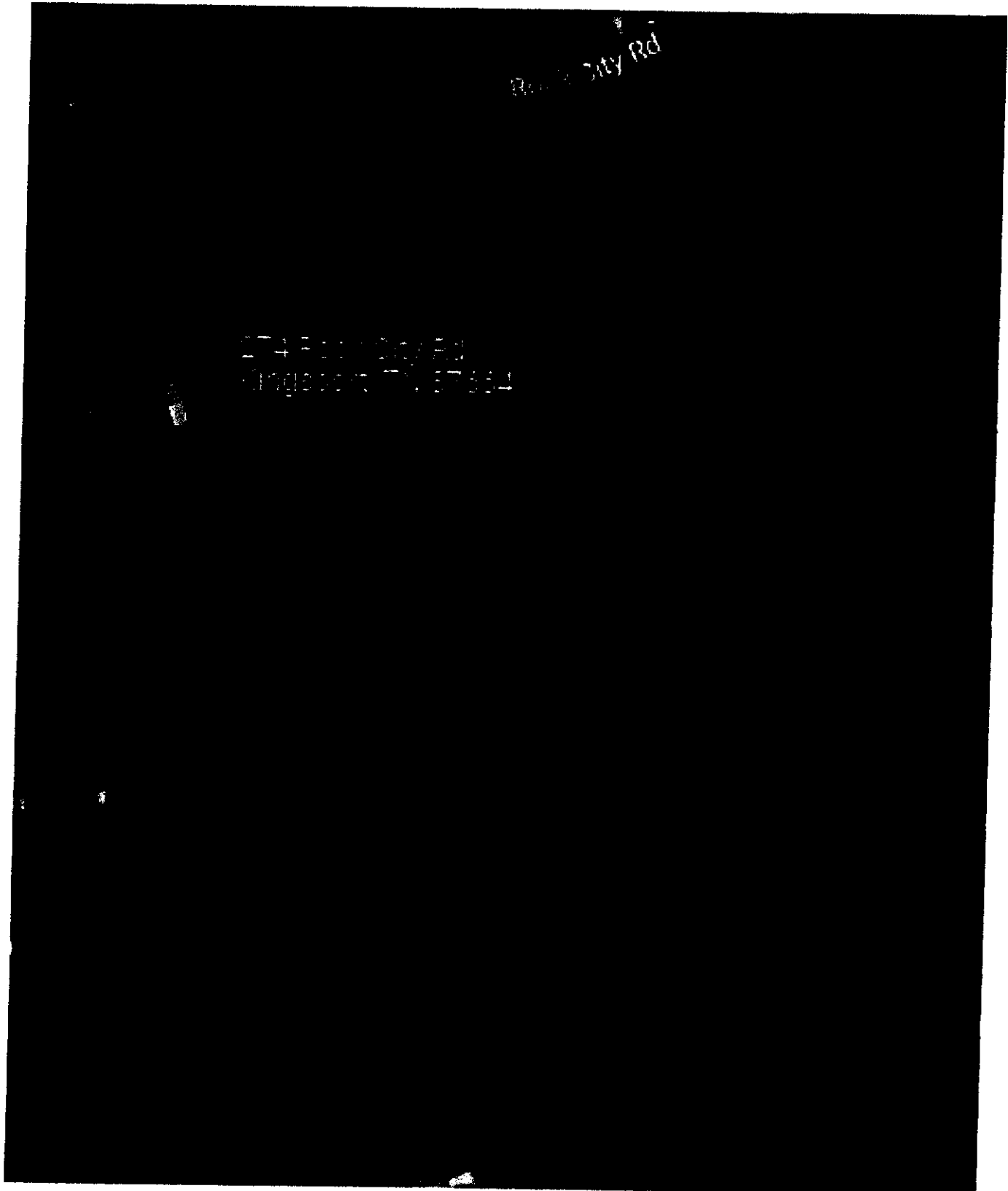
*To rezone from R-1, R-2 to A-5 for Residential use and farm use.*

## Rezoning Report

## Kingsport Regional Planning Commission

File Number REZONE22-0291

## Site Overview



Prepared by Kingsport Planning Department for the  
Kingsport Regional Planning Commission Meeting on November 17, 2022



## Kingsport Regional Planning Commission

## Rezoning Report

File Number REZONE22-0291

**Standards of Review**

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

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

**Proposed use:** A-5 (General Agricultural/Residential District)

**The Future Land Use Plan Map recommends** county: agricultural; city: residential

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property present supporting grounds for the zoning change, as the majority of the surrounding parcels are already zoned R-1 and A-2.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically for agricultural/residential use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed A-5 zone will exist in harmony with the abutting/ existing A-2 and R-1 zone.

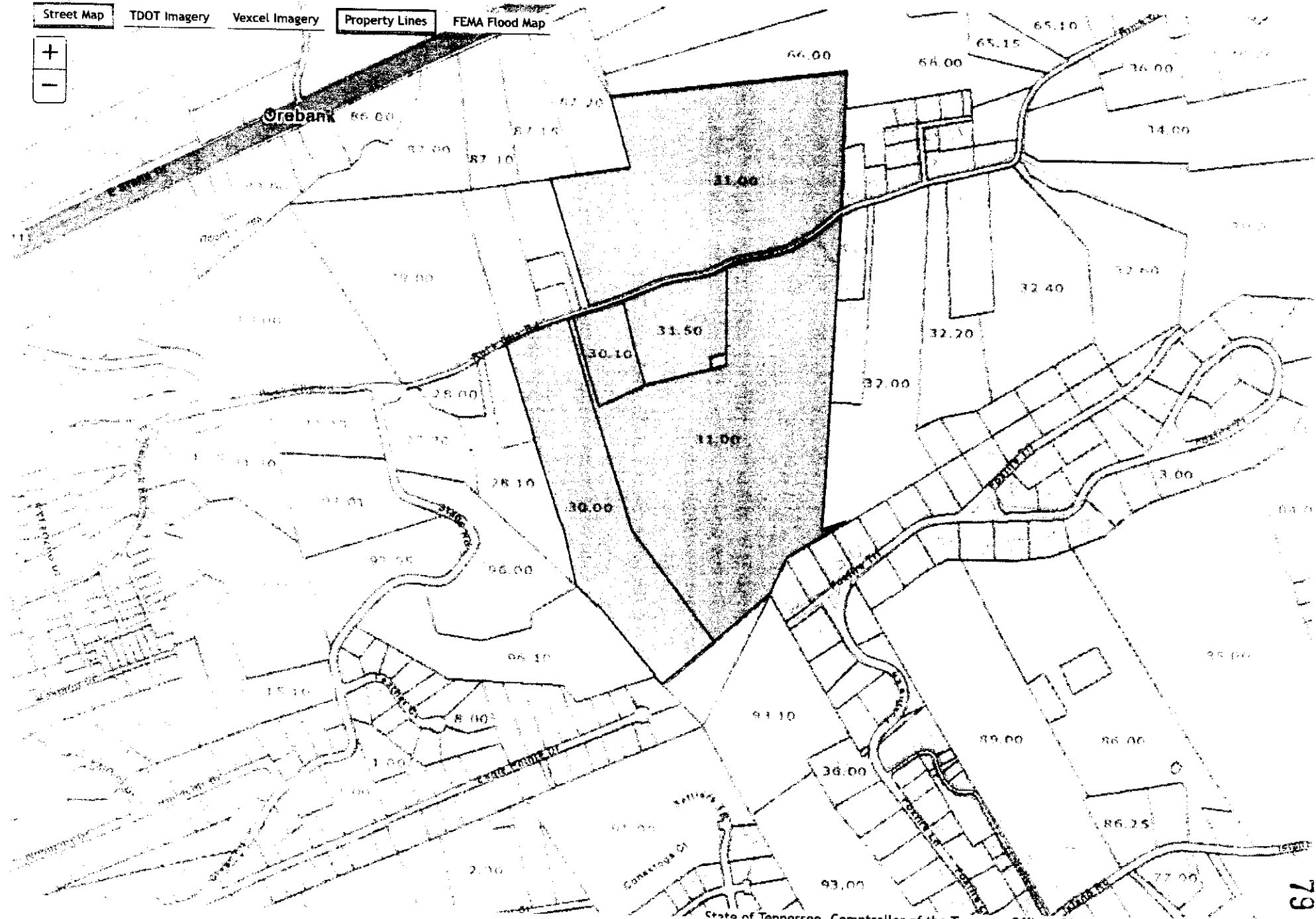
**CONCLUSION**

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone from R-1 & R-2 to A-5. The rationale for this recommendation is based upon conformance with adjacent existing land uses and the proposal following the Future Land Use Plans.

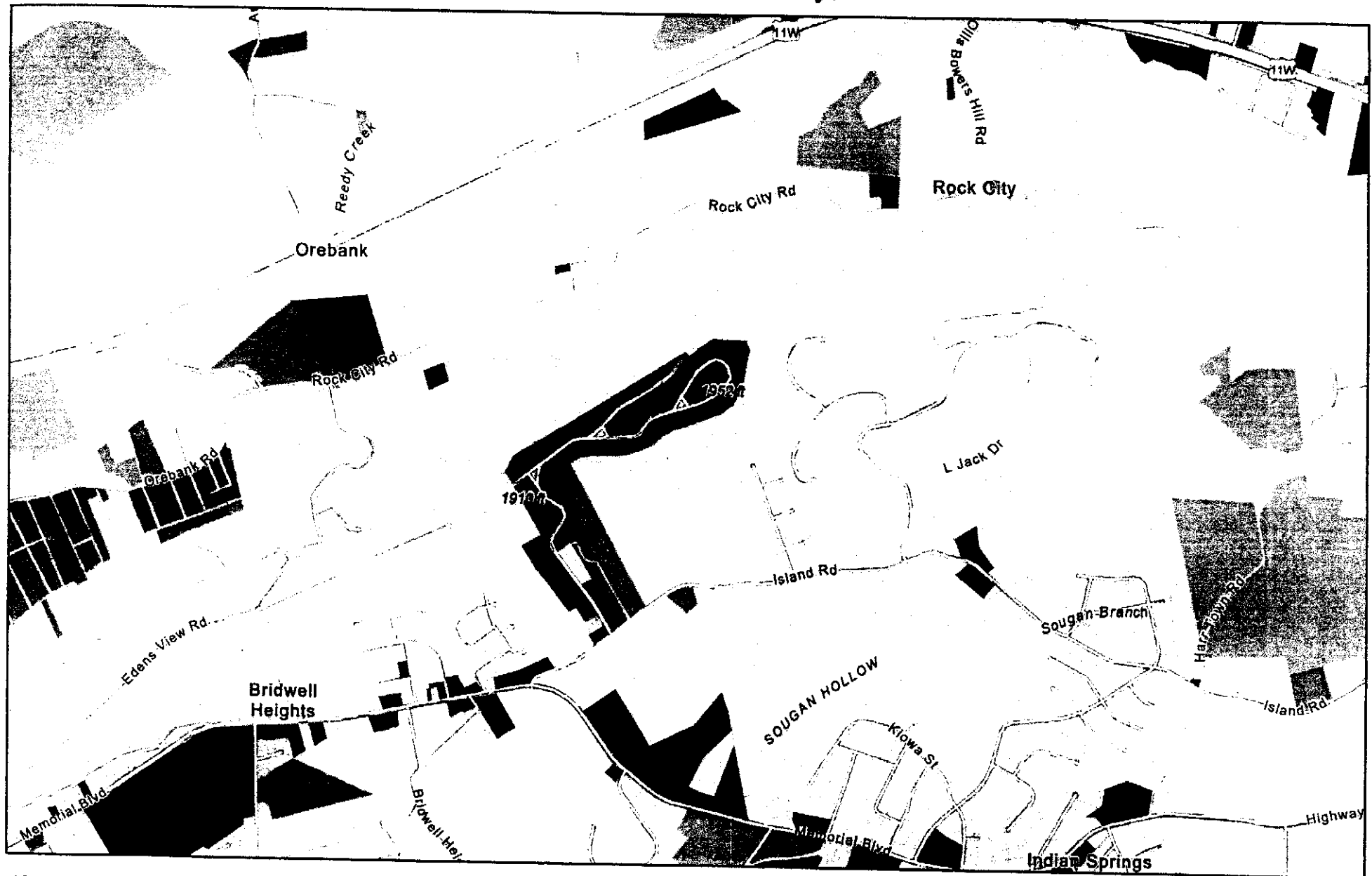


# Tennessee Property Viewer

Street Map    TDOT Imagery    Vexcel Imagery    **Property Lines**    FEMA Flood Map



# Zoning Map for Sullivan County, Tennessee



10/3/2022

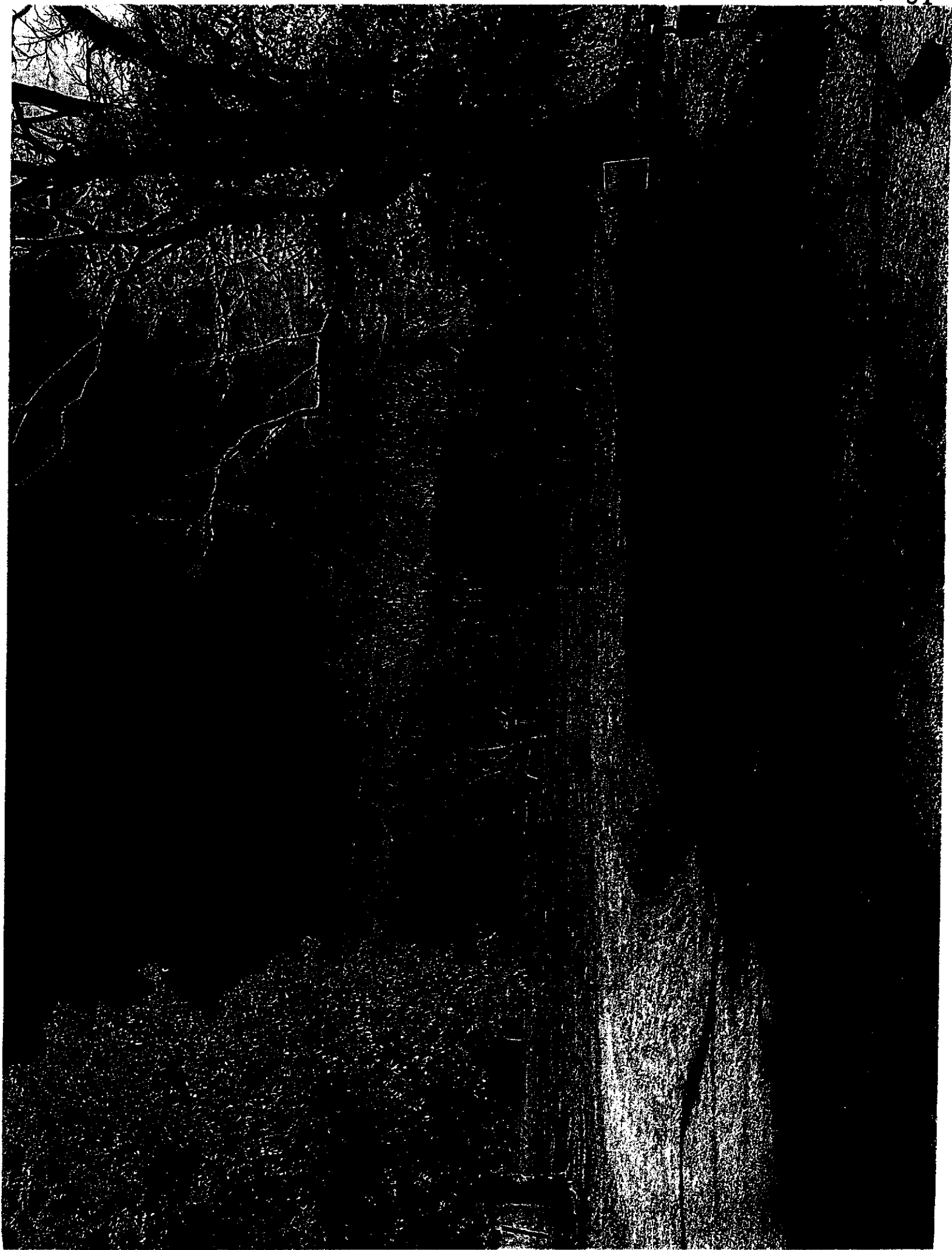
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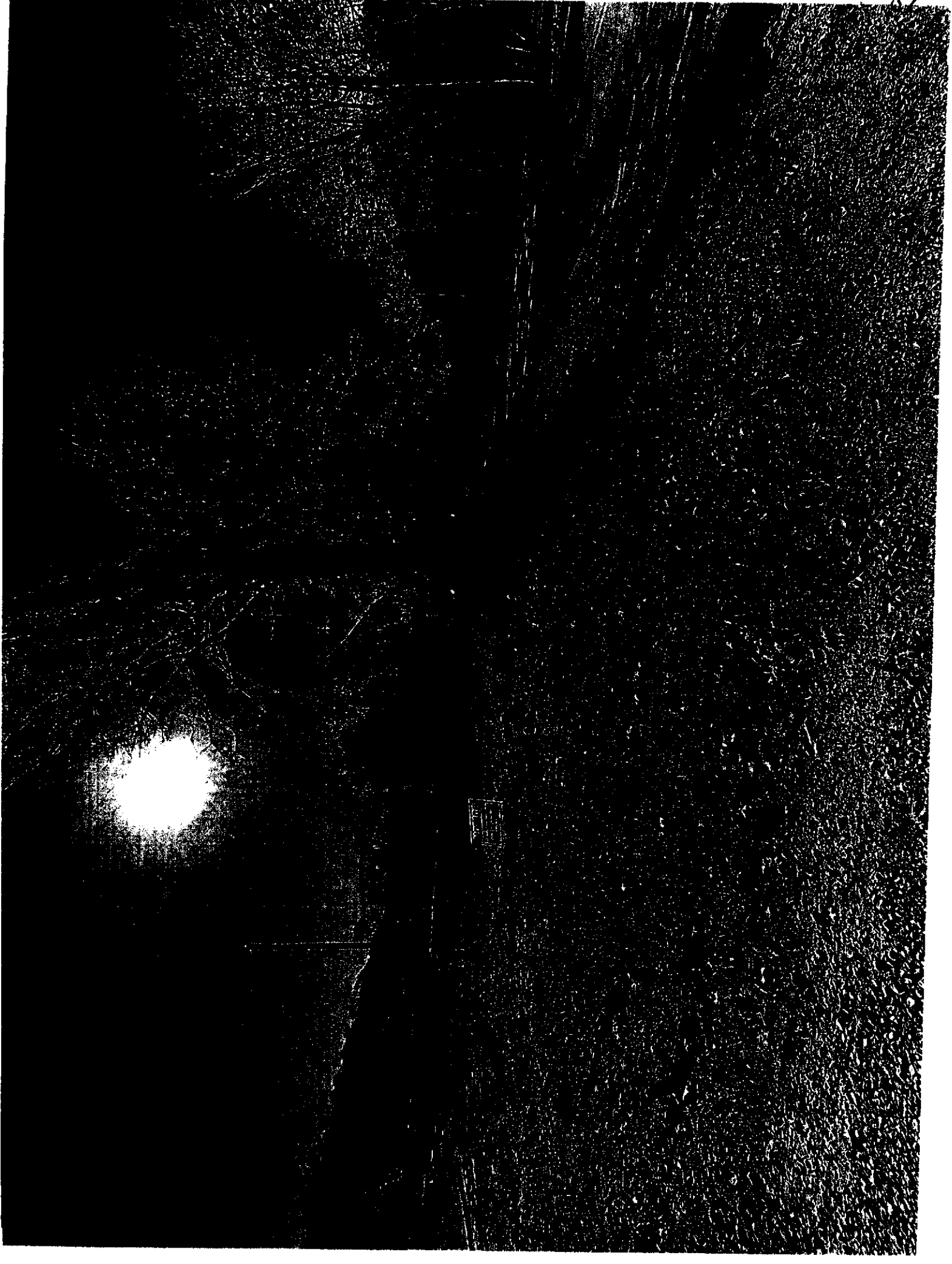
0 0.17 0.35 0.7 mi

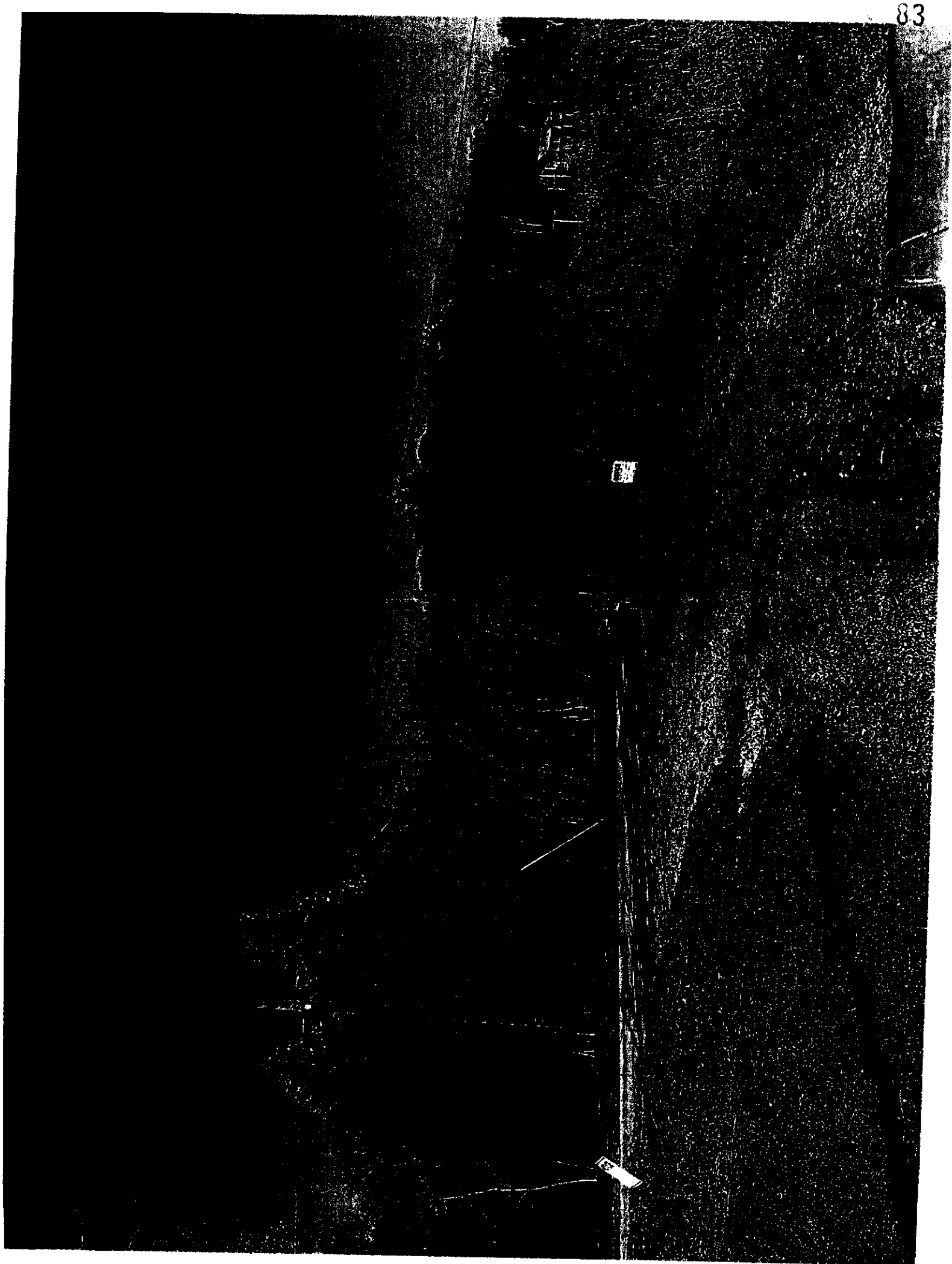
0 0.28 0.55 1.1 km

VGIN, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, NASA, NGA, USGS,









✓ Sullivan  
✓ Blountville Water  
✓ paid 10/4/2022  
sign -

844

**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: October 4, 2022

Property Owner: Chestalene B. Myers

Address: 770 Big Hollow Road Blountville Tenn 37617

Phone number: 423-534-3190

Email: cluelessmom@hotmail.com

**Property Identification**

Tax Map: 066	Group:	Parcel: 003.05	
Zoning Map:	Zoning District: R 1	Proposed District: A 5	Civil District: 5 <sup>th</sup>
Property Location: 770 Big Hollow Road Blountville, Tenn 37617			Commission District: 4 <sup>th</sup>
Purpose of Rezoning: Garage for Car Collection Storage			

**Meetings**

**Planning Commission:**

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

Date: November 15, 2022 Time: 6:00 PM

Approved: ☒ Denied: ☐

**County Commission:**

Place: Historic Courthouse 2<sup>nd</sup> Floor Commission Chambers 3411 Highway 126, Blountville TN

Date: December 15, 2022 Time: 6:00 PM

Approved: ☒ Approved 22 Yes, 2 Absent  
Denied: ☐

**DEED RESTRICTIONS**

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

Owner's Signature: Chestalene B Myers

Date: 10/4/22

Notary Public: B. Louchell

My Commission Expires: March 25, 2025

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

**F4. REZONING REQUEST FROM R-1 TO A-5**

**FINDINGS OF FACT –**

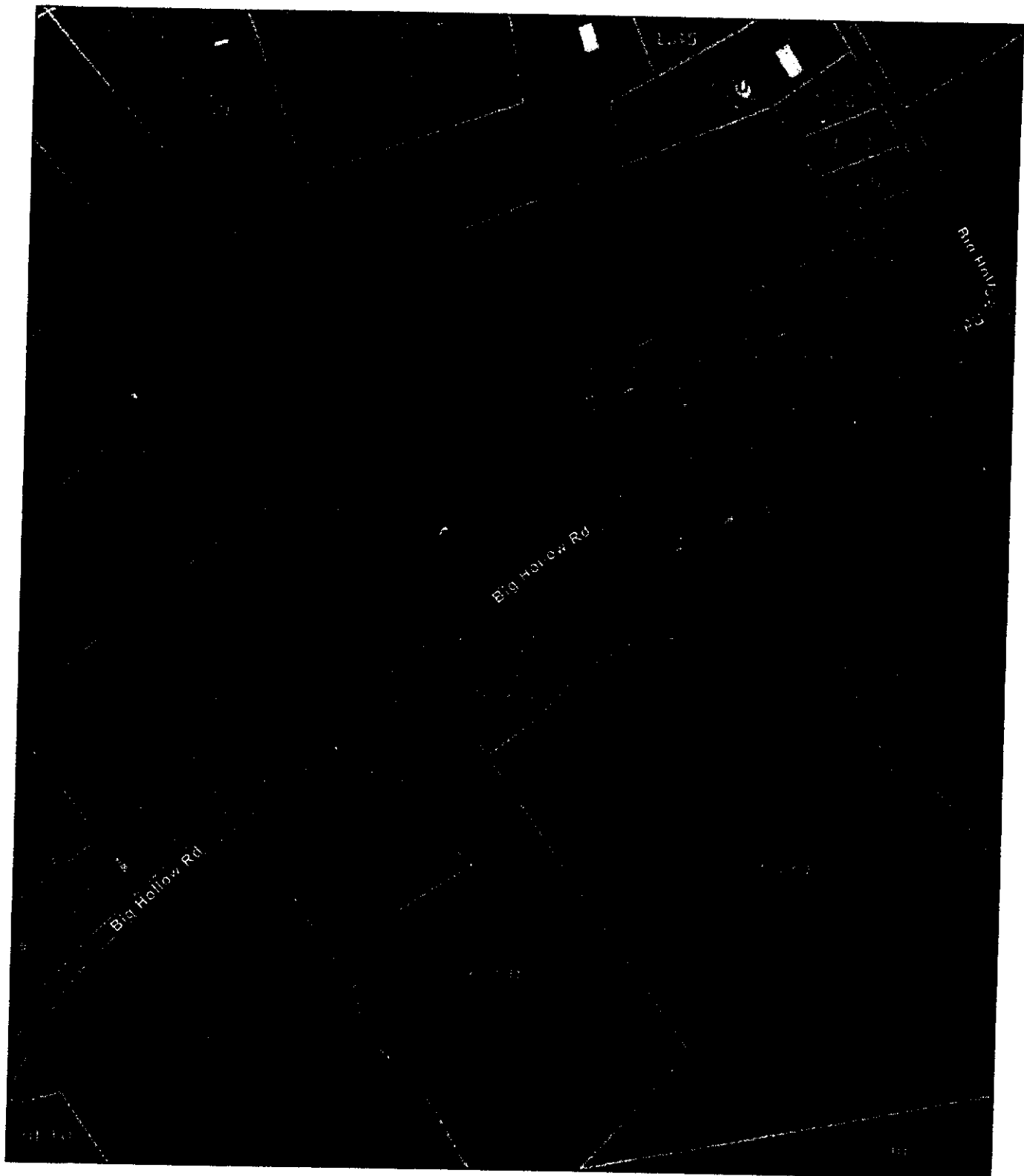
<b>Landowner:</b>	<b>Chestalene Myers</b>
<b>Applicants:</b>	<b>same</b>
<b>Representative:</b>	<b>same</b>
<b>Location:</b>	<b>770 Big Hollow Road, Blountville</b>
<b>Mailing Address of Owners:</b>	<b>same</b>
<b>Civil district of rezoning:</b>	<b>5<sup>th</sup></b>
<b>Commission District:</b>	<b>4<sup>th</sup></b>
<b>Parcel ID:</b>	<b>Tax Map 066, Parcel 003.05</b>
<b>Subdivision of Record:</b>	<b>n/a (not including lot 3 of the Big Hollow Subdivision)</b>
<b>PC1101 Growth Boundary:</b>	<b>Sullivan County Planned Growth Area</b>
<b>Utility District:</b>	<b>Blountville Utility District</b>
<b>Public Sewer:</b>	<b>n/a</b>
<b>Lot/Tract Acreage:</b>	<b>7 +/- Acres</b>
<b>Zoning:</b>	<b>R-1 (Single-Family Residential)</b>
<b>Surrounding Zoning:</b>	<b>R-1</b>
<b>Requested Zoning:</b>	<b>A-5/Estate Agricultural District</b>
<b>Existing Land Use:</b>	<b>Single Family Dwelling, open space</b>
<b>Surrounding Land Uses:</b>	<b>Single Family Residential</b>
<b>2006 Land Use Plan:</b>	<b>Low Density Residential</b>
<b>Neighborhood Opposition:</b>	<b>no opposition received prior to public meetings</b>

**Staff Field Notes and Findings of Facts:**

- The owner is requesting the rezoning of her property from R-1 to A-5 in order to be able to build another garage to store her son's antique collection of cars. She owns over 7 acres of land.
- She confirmed she understood that if rezoned, the minimum lot size is 5 acres under the A-5 zoning district.
- The surrounding zoning has large tracts to the rear similar in size to her property and subdivision lots along the county road.
- She also owns Lot 3 of the Big Hollow Subdivision; however, this lot will remain R-1 in case anyone in her family may want to build on or sell this lot in the future.
- Staff recommends in favor of this request.

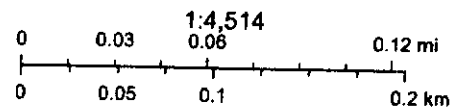
**Meeting Notes at Planning Commission:**

- *Staff read her report and findings. She confirmed there was no opposition. Mrs. Myers and son were present. She confirmed the intent was to store their antique car collection. With no further discussion, Laura McMillan motioned to forward a favorable recommendation to the County Commission. Darlene Calton seconded the motion and the vote in favor passed unanimously.*



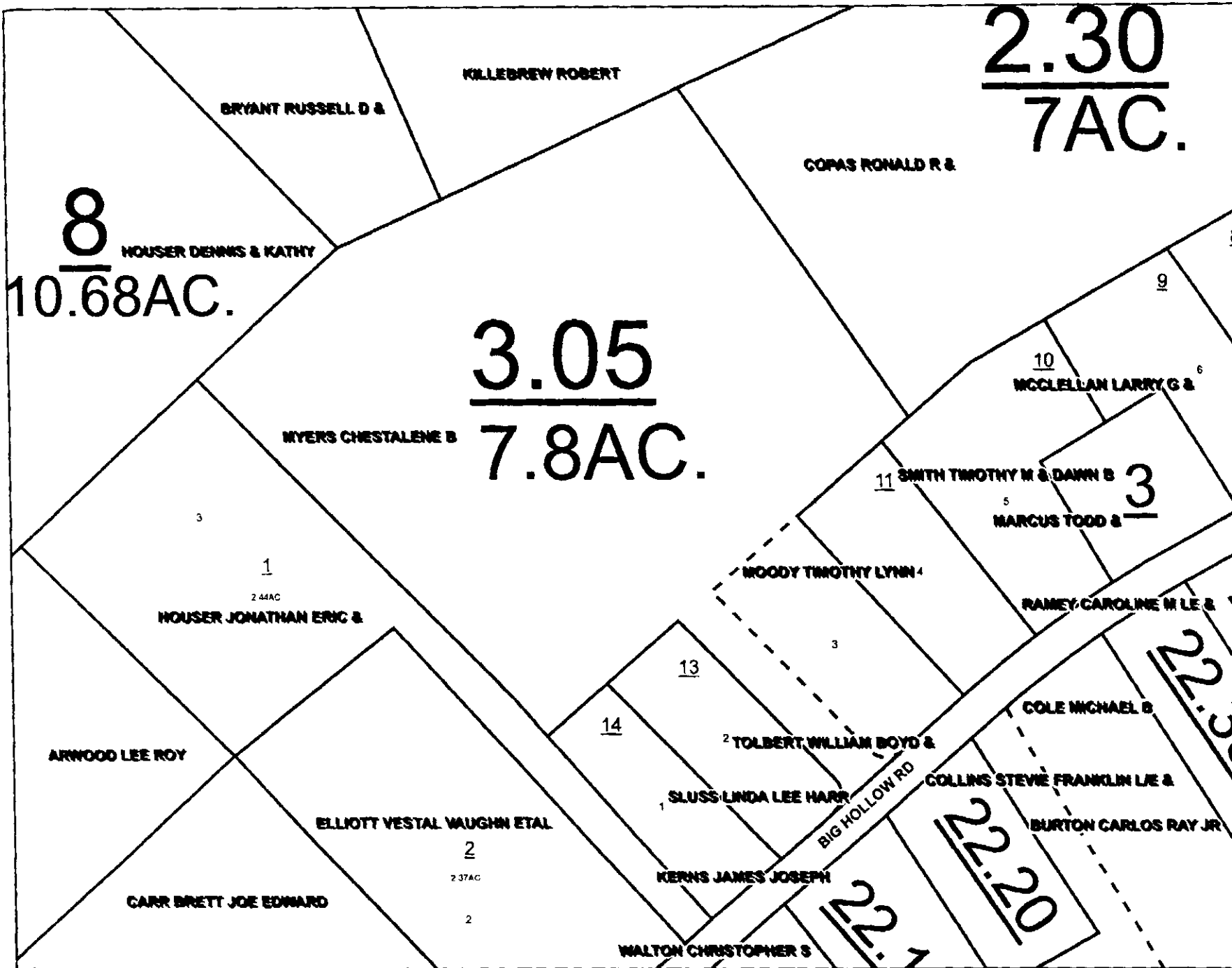
Date: October 4, 2022

County: Sullivan  
 Owner: MYERS CHESTALENE B  
 Address: BIG HOLLOW RD 770  
 Parcel Number: 066 003.05  
 Deeded Acreage: 0  
 Calculated Acreage: 7.8  
 Date of TDOT Imagery: 2019  
 Date of Vexcel Imagery: 2021



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METU, NASA, USGS, EPA, NPS, US Census Bureau, USDA, TDOT, State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

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.



# Address Data Source

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

## Notice:

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

## Thoroughfares

- ~ Arterial
- ~ Collector
- ~ Lot Lines
- ~ Stream



Sullivan County, TN  
Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2016

0.2 PCT Annual Chance Flood Hazard  
Zone A - No Special Flood Hazard Designation

Feet



# SULLIVAN COUNTY

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



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## NOTICE OF REZONING REQUEST

October 4, 2022

Dear Property Owner:

Please be advised Mrs. Chestalene Myers has applied to Sullivan County to rezone her property located at 770 Big Hollow Road, Blountville, from the current zoning of R-1 (Low Density/Single Family Residential District) to A-5 (Estate Agricultural/Large Tract) for the purpose of allowing for a larger accessory structure on her property to store antique cars. The property is Tax Map 066, Parcel 003.05 on the Sullivan County Tax Map.

**Sullivan County Regional Planning Commission 6:00 PM on November 15, 2022**

**Sullivan County Commission – 6:00 PM on December 15, 2022**

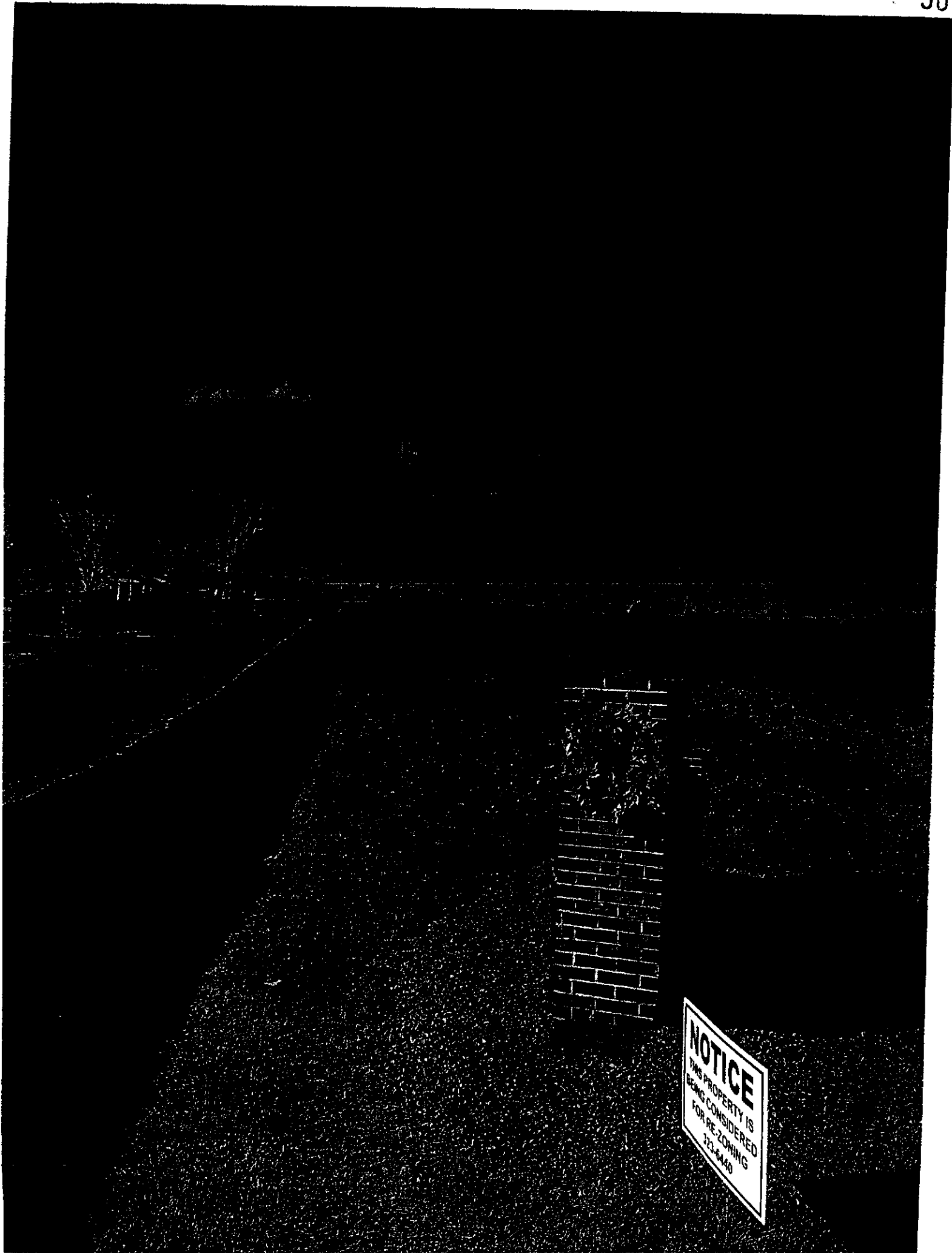
Both meetings will be held in the Historic Sullivan County Courthouse, 2<sup>nd</sup> Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let me know if you need any special assistance for these public meetings. Both meetings are open to the general public, and you are welcome to attend. If you have any questions or concerns on this request, please contact me. You may call, email or stop by our office. My email address is [planning@sullivancountyttn.gov](mailto:planning@sullivancountyttn.gov) or you may call me directly at 423.279.2603.

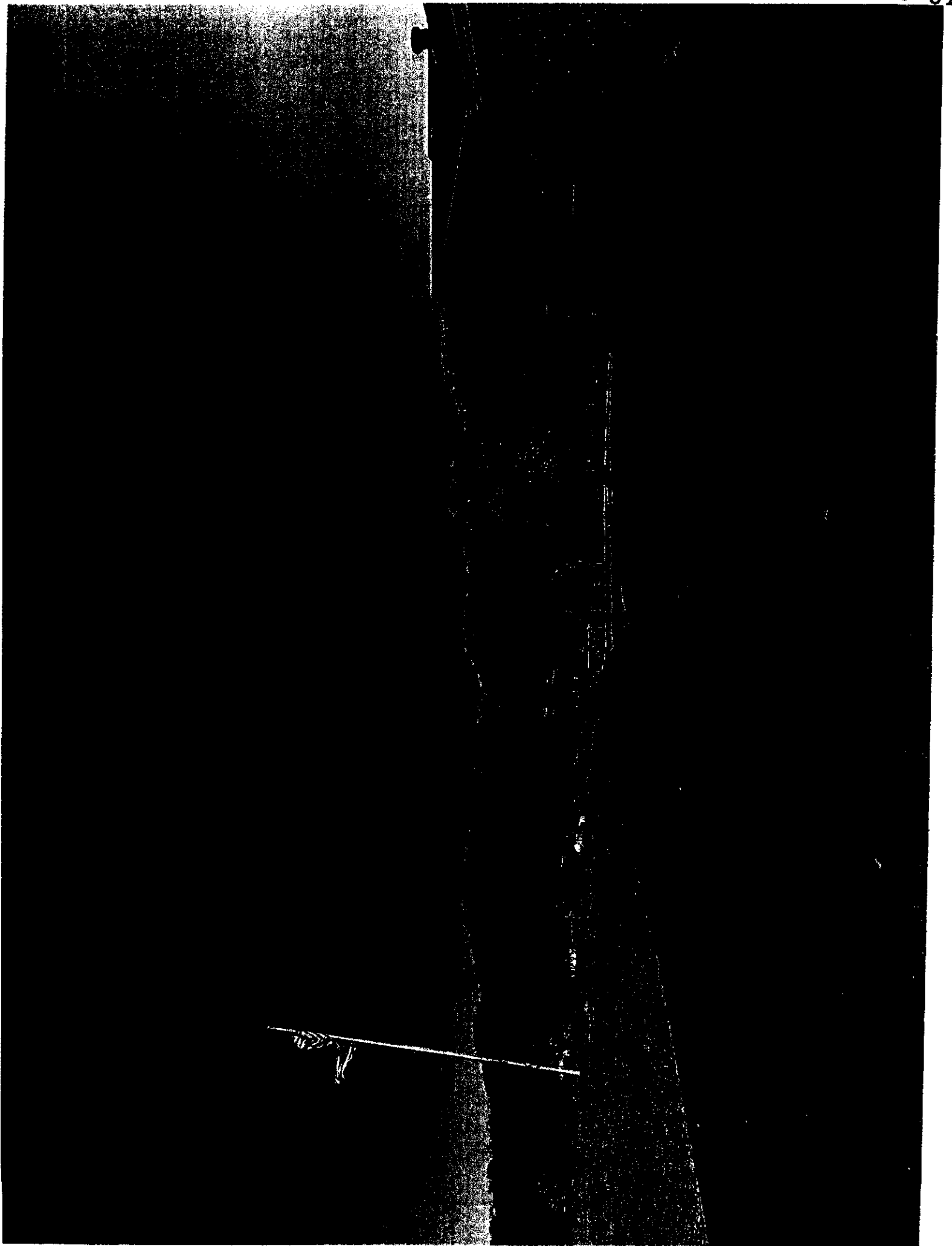
Regards,

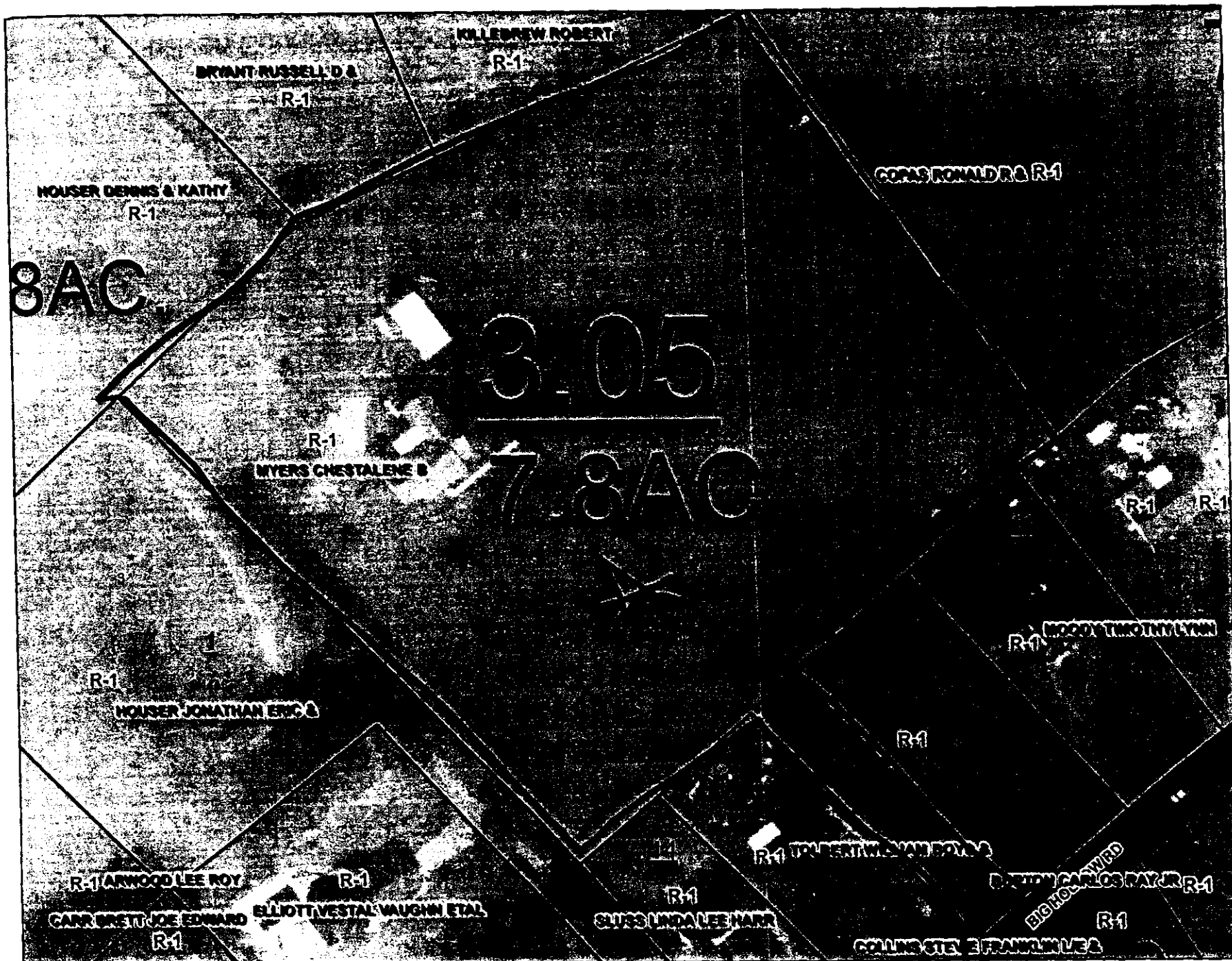
Ambre M. Torbett, AICP  
Director Planning & Codes











# Address Data Source

Sullivan County: Sull 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. It cannot be used to establish boundary lines or transfer and convey property. The map is intended to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location of lot 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
- Streams

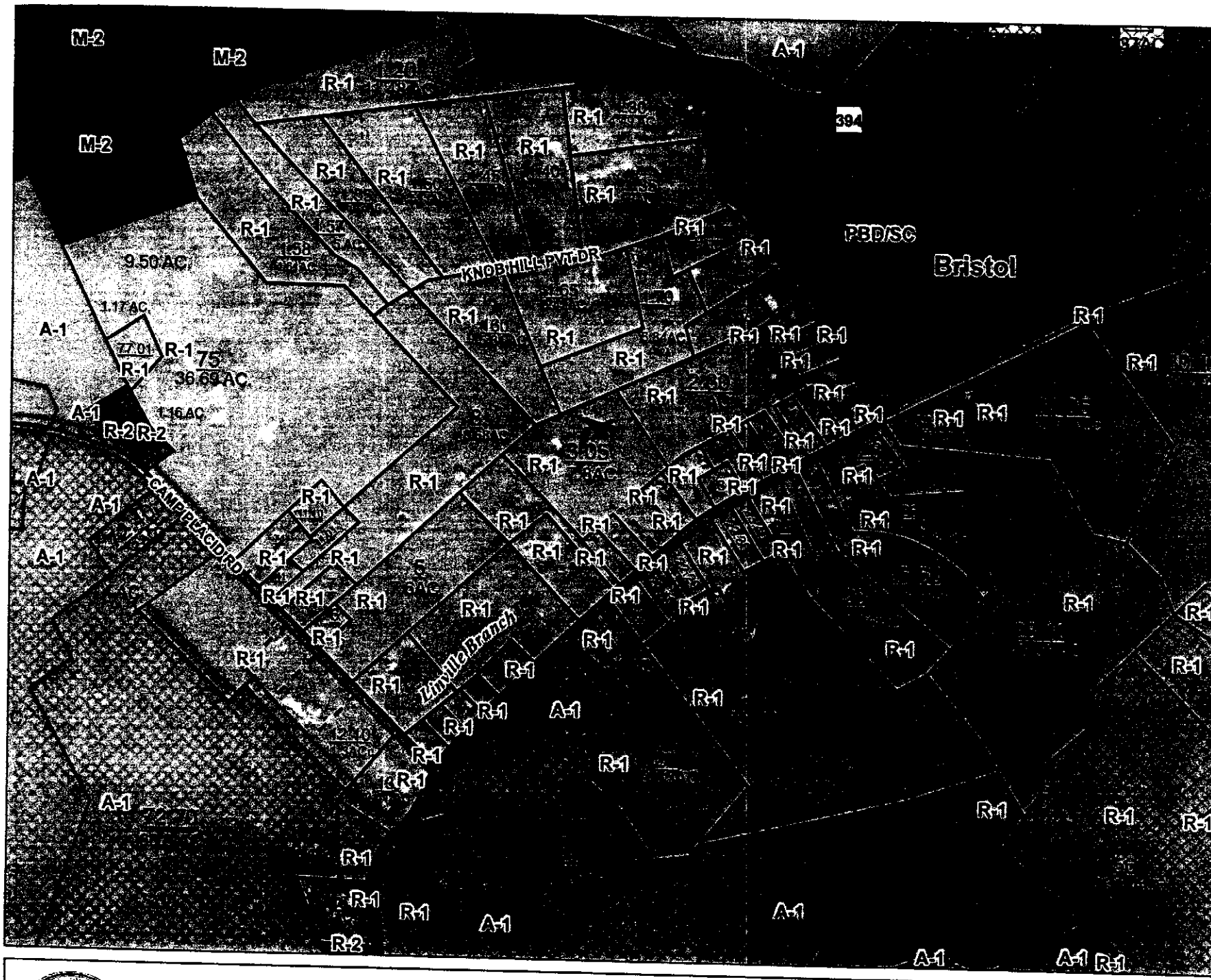


Sullivan County, TN  
Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2016

0.2 PCT Annual Chance Flood Hazard  
Zone A - 100 Year Flood Elevations Determined





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

**Notice:**  
 This map is for informational purposes only and does not constitute a legal standing. It cannot be used to establish boundary lines or transfer and convey property. A professional land surveyor should be retained for all questions of boundary and / or location of property.

Rural Area

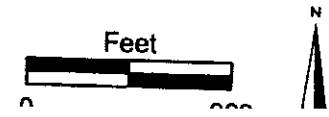
**Sullivan County Zoning**

- 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
- Streams



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

**Flood Insurance Rate Map (FIRM) 2016**  
 0.2 PCT Annual Chance Flood Hazard  
 Zone A - No Base Flood Elevations Determined



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Sullivan County Planning & Codes Department  
 3425 Highway 126  
 Blountville TN 37617  
 Phone: 423-323-6440  
 Email: [permits@sullivancountyttn.gov](mailto:permits@sullivancountyttn.gov)

### Residential Accessory Structures - Compliance Affidavit

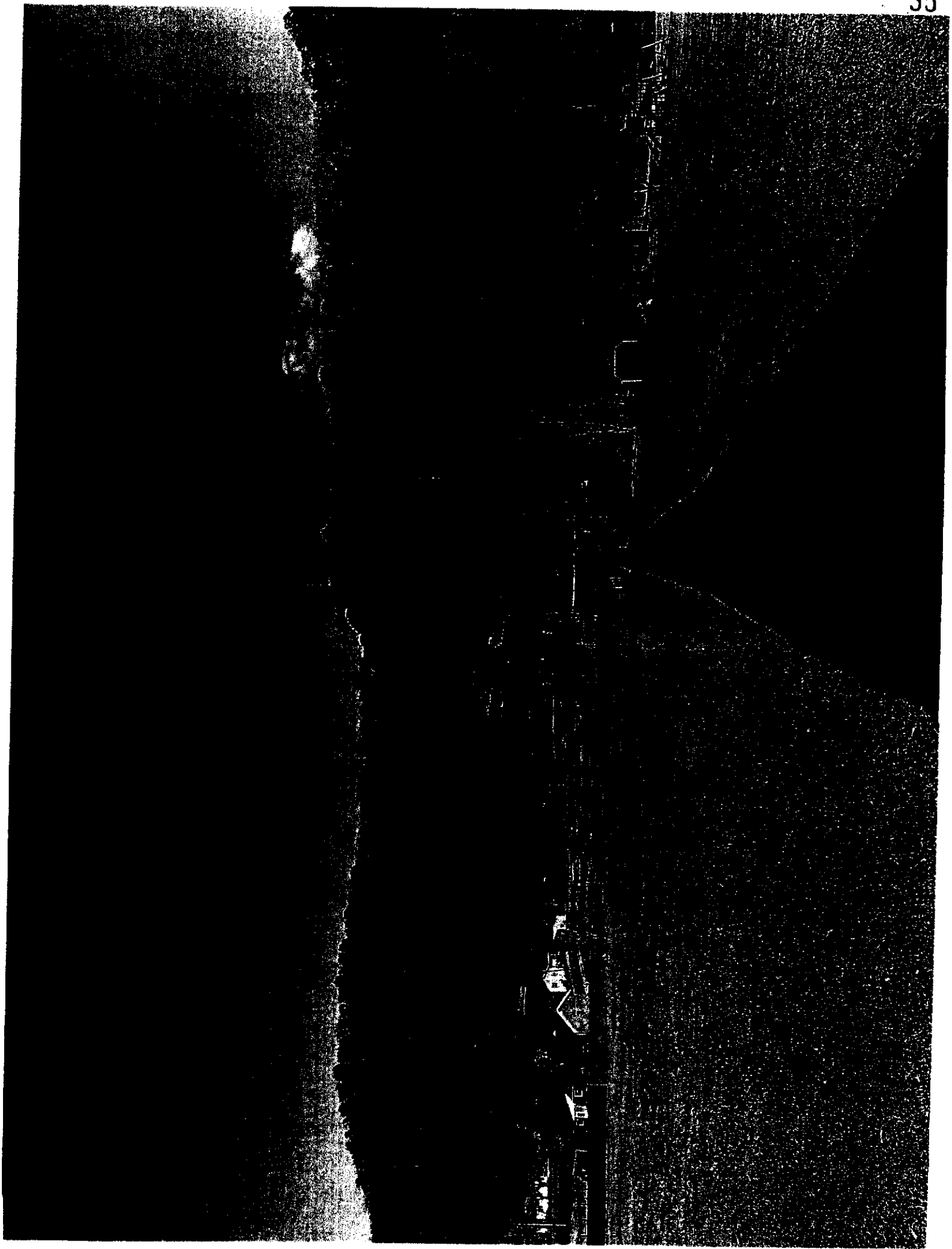
I, Chestalene B Myers do hereby certify this residential accessory structure meets all of the technical requirements of the Sullivan County Zoning Resolution and that it shall not be constructed or designed to be used as an illegal commercial business or another residential dwelling now or in the future.

STATE OF TENNESSEE  
 SULLIVAN COUNTY:

Personally appeared before me, a Notary Public for the said state and county,  
Chestalene Myers who affirmed the information and executed the instrument hereinabove for the property contained therein.

This the 4<sup>th</sup> day of October, 2022

J. Harrell My Commission Expires: 3/25/2022  
 Notary Public



Revised & mailed 11/1/22 (1)  
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**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: August 30, 2022

Property Owner: Virginia Diane Vance

Address: 200 Riverside Rd Bluff City, TN 37618

Phone number: (423) 444-6124 Email: nikki.hogston@mcB.com

**Property Identification**

Tax Map: 083

Group:

Parcel: 083 123.00

Zoning Map:

Zoning District: R-1

Proposed District: ~~AR~~ RRC

JKH

10/25/22

Property Location: 36.486830°/-82.197835°

JDM

10/24/22

Purpose of Rezoning: Short term rental additions for local tourism and recreation.

**Meetings**

Planning Commission:

Civil District  
3rd

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville TN

Date: November 15, 2022 Time: 6:00 PM Tuesday

Yes / 1 no / 1 vacancies / 1 absent

Approved: ☒

Denied: ☐

Commission  
District  
4th

County Commission:

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

Date: December 15, 2022 Time: 8:00 PM - Thursday

Approved: ☒ Approved 22 Yes, 2 Absent

Denied: ☐

**DEED RESTRICTIONS**

I understand the rezoning does not release my property from the requirements of private deed/Subdivision restrictions.

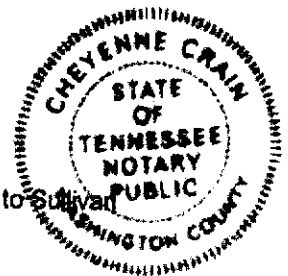
Owner's Signature: Virginia D Vance

Date: 9/1/22

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.

Notary Public: Cheyenne Crain

My Commission Expires: May 2024





F. REZONING REQUESTS: ZONING PLAN AMENDMENT: ZONING MAP CHANGE - DEFERRED FROM LAST MONTH

F5. REZONING REQUEST FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO RRC (RURAL RETREAT & CABIN DEVELOPMENT)

FINDINGS OF FACT –

Landowner:	Virginia Diane Vance
Physical Location of Site:	200 Riverside Road, Bluff City, TN 37618
Mailing Address of Owners:	299 Old Weaver Pike, Bluff City, TN 37618 (corner tract)
Applicants:	Jack and Sarah Merwin with Overall Development (buyers)
Mailing Address of Applicants:	150 Hunters Lane, Hendersonville, TN 37075-8741
Representative:	Matthew Feathers and Nikki Hogston (MCB Inc)
Civil district of rezoning:	3 <sup>rd</sup>
Commission District:	4 <sup>th</sup>
Parcel ID:	Tax Map 083 Parcel 123.00
Subdivision of Record:	n/a
PC1101 Growth Boundary:	Sullivan County Rural Area
Utility District:	South Fork Utility District
Public Sewer:	n/a
Lot/Tract Acreage:	6.15 acres
Zoning:	R-1 (Single Family Residential)
Surrounding Zoning:	R-1, R-2, R-3
Requested Zoning:	RRC – Rural Retreat & Cabin Development
Existing Land Use:	Single Family Dwelling – circa 1900 dwelling
Surrounding Land Uses:	Single Family Residential
2006 Land Use Plan:	Medium Density Residential
Neighborhood Opposition:	Staff has received calls of inquiry from adjacent landowners

**Staff Field Notes and Findings of Facts:**

- The applicants are requesting rezoning of this property to RRC for the purpose of renovating the historic dwelling and turn it into an short-term rental. They also stated that in the future they would like to build cabins for rentals as well.
- They have applied to TVA to obtain a dock permit, as this property has a small section of river frontage across the road.
- The summary of findings are noted above.
- A building permit will need to be obtained prior to any renovation work. Under current State Law and without further zoning restrictions, the dwelling could be used for rental so long as it is for one family at a time, with no large partying or events.
- If it is rezoned, any future construction of cabin developments would require a comprehensive site plan prepared by a licensed surveyor. If there is any future grade work of land disturbance over an acre, then a Civil Engineer shall be required to prepare the Grading Plan and submit permits to TDEC and the county. The site plan shall require Planning Commission approval prior to any construction as well. R-1 and AR zoning without public sewer, limits the density to 1 dwelling per ½ acre maximum. Further restrictions may apply depending on soil suitability and water capacity.
- This request was amended from AR to RRC after the October hearing. There were several community members who spoke in opposition to the request during the public meeting.

**Meeting Notes at Planning Commission:**

- *Staff read her report and findings. The chairman called for the applicant to address the board. Mr. Matthew Feathers stated that he had recently closed on the property. He stated he and the Merwins were partners and friends on this property. He added he grew up in Sullivan County but currently lived in Hendersonville, TN. He enjoys fly fishing and looking forward to relocating back to Sullivan County this coming year. His intent is to create a low-density cabin development and to have a self-imposed noise ordinance for his guests.*

- Bob Light, 289 Old Weaver Pike, spoke in opposition to this request primarily due to the increased traffic. He was opposed to future guests using the proposed dock since there would not be room for parking riverside. He believed this would create an issue with folks parking along the edge of the narrow road.
- Sue Schreiner, 1573 Riverside Road, also spoke in opposition. She stated her property surrounds this property on the east and north side. She believes that a short-term rental cabin development would not add value to the community nor do anything to improve the community; rather she believes it would detract from the rural area.
- John Maxwell, 1463 Riverside Road, spoke in opposition and stated he agreed with his neighbors. He has witnessed an ever-growing impact the fly fishermen have already on the river with lack of parking and access.
- Chairman Webb asked the applicant about the TVA permit for the dock and if Mr. Feathers had dimensions of the dock.
- Mr. Feathers stated he only had received preliminary approval from TVA but has not applied for the permit yet. He understood the riverside portion of the land was very narrow and that it would not accommodate parking. He would limit use to foot traffic only as his guests would walk down to the dock.
- John Stunkard, 1549 Riverside Road, spoke in opposition as he was concerned about the 100-year floodplain drainage easement between their properties. He believed that if this were to be redeveloped for cabins, then the drainage would increase and affect his property.
- With no further comment or discussion, Linda Brittenham motioned to forward an unfavorable recommendation for this request. The chair called for a second to the motion. The motion failed due to lack of a second.
- John Moody motioned to send a favorable recommendation for the RRC rezoning request. Laura McMillan seconded the motion and the vote in favor passed 6 yes, 1 no and 1 vacancy).

TN

# Tennessee Property Viewer

Street Map

TDOT Imagery

Vexcel Imagery

Property Lines

FEMA Flood Map

+

-





**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**

November 1, 2022

Dear Property Owner:

Please be advised Virginia Diane Vance, owner and Jack and Sarah Merwin with Overall Development, LLC (buyers) have applied to Sullivan County to rezone property located at 200 Riverside Road, Bluff City from ***R-1(Single-Family Residential District) to RRC (General Agricultural | Rural Retreat & Cabin Development District)*** for the purpose of developing the property for short-term rental additions for local tourism and recreation. The physical location of the property requested to be rezoned is **288 Old Weaver Pike Road, Bluff City.**

**Sullivan County Regional Planning Commission –Tuesday, 6:00 PM, November 15, 2022**

**County Commission – Thursday, 6:00 PM on December 15, 2022**

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

Respectfully,

Ambre M. Torbett, AICP  
Director Planning & Community Development

**Ambre Torbett**

---

**From:** Matthew Feathers <feathersmd@gmail.com>  
**Sent:** Thursday, October 13, 2022 2:51 PM  
**To:** Ambre Torbett  
**Subject:** Re: 200 Riverside Rd. - Zoning Change Request

We intend to restore the farmhouse and use it as a short-term rental. We anticipate it to be attractive to fly fishermen and it has river frontage, so that was why I used the term recreation. There is no immediate plan to build any site-built structures for additional rentals, but we would like to be able to do so in the future if possible considering it has over six acres. Similar to those on the Crumley farm on Bullock Hollow Rd.

Hope this helps and thanks again!

Matt Feathers  
 615-347-6833

On Thu, Oct 13, 2022 at 1:37 PM Ambre Torbett <[planning@sullivancountyttn.gov](mailto:planning@sullivancountyttn.gov)> wrote:

Yes it is. Can you please remind me what you want exactly to do with the property regarding construction? We have had calls regarding what kind of recreation. Do you plan on building cabins?

**Ambre M. Torbett, AICP**

Director of Planning & Community Development

Sullivan County Planning & Codes Dept.

3425 Hwy. 126 | Historic Snow House

Blountville, TN 37617

423 | 279.2603 (desk)

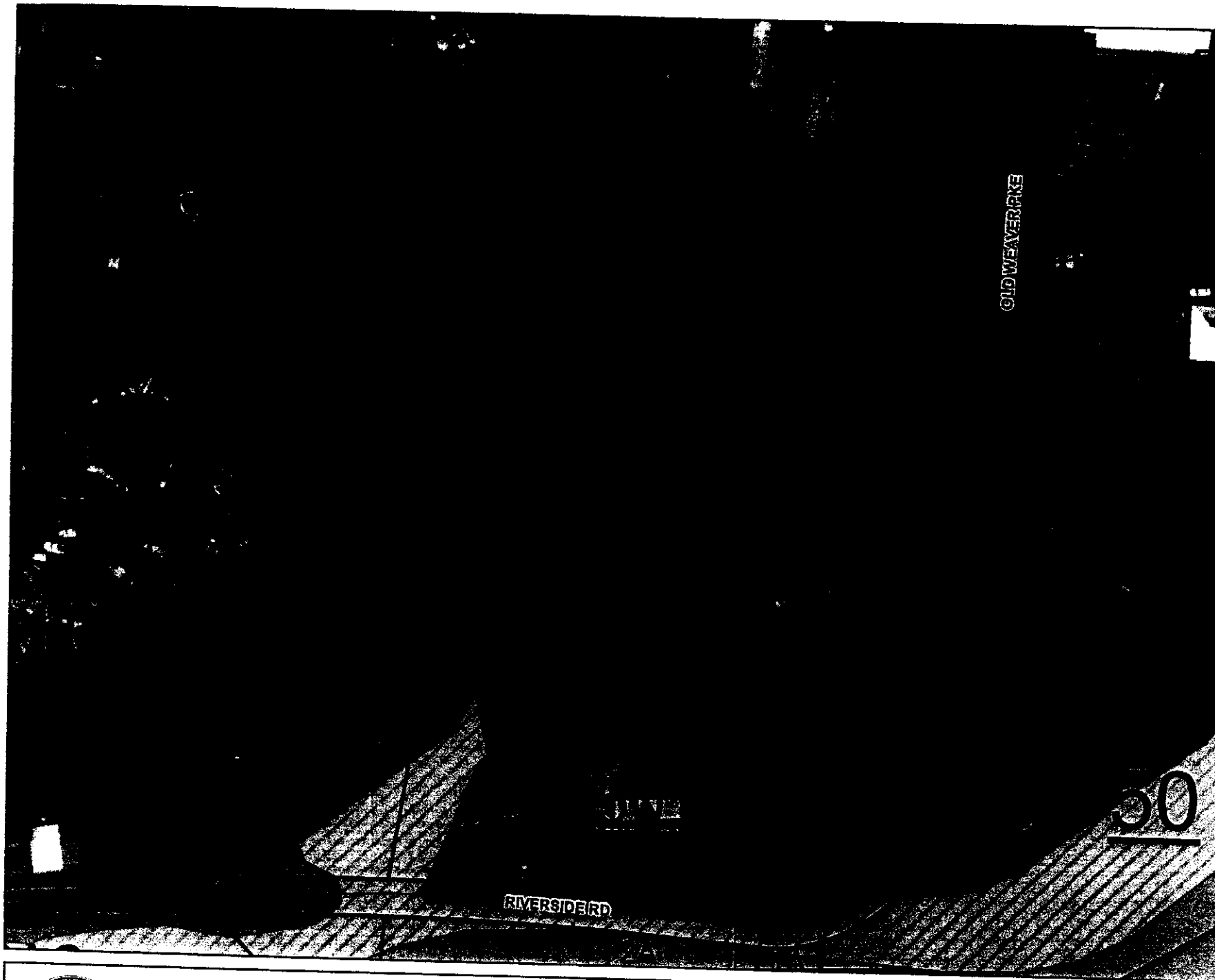
423 | 323.6440 (main)

[www.sullivancountyttn.gov](http://www.sullivancountyttn.gov)

**From:** Matthew Feathers <[feathersmd@gmail.com](mailto:feathersmd@gmail.com)>  
**Sent:** Thursday, October 13, 2022 2:29 PM  
**To:** Ambre Torbett <[planning@sullivancountyttn.gov](mailto:planning@sullivancountyttn.gov)>  
**Subject:** Re: 200 Riverside Rd. - Zoning Change Request

Ambre,





# Address Data Source

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

## Notice:

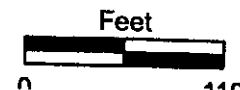
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Sullivan County, TN  
Planning and Codes Dept.

## Flood Insurance Rate Map (FIRM) 2016

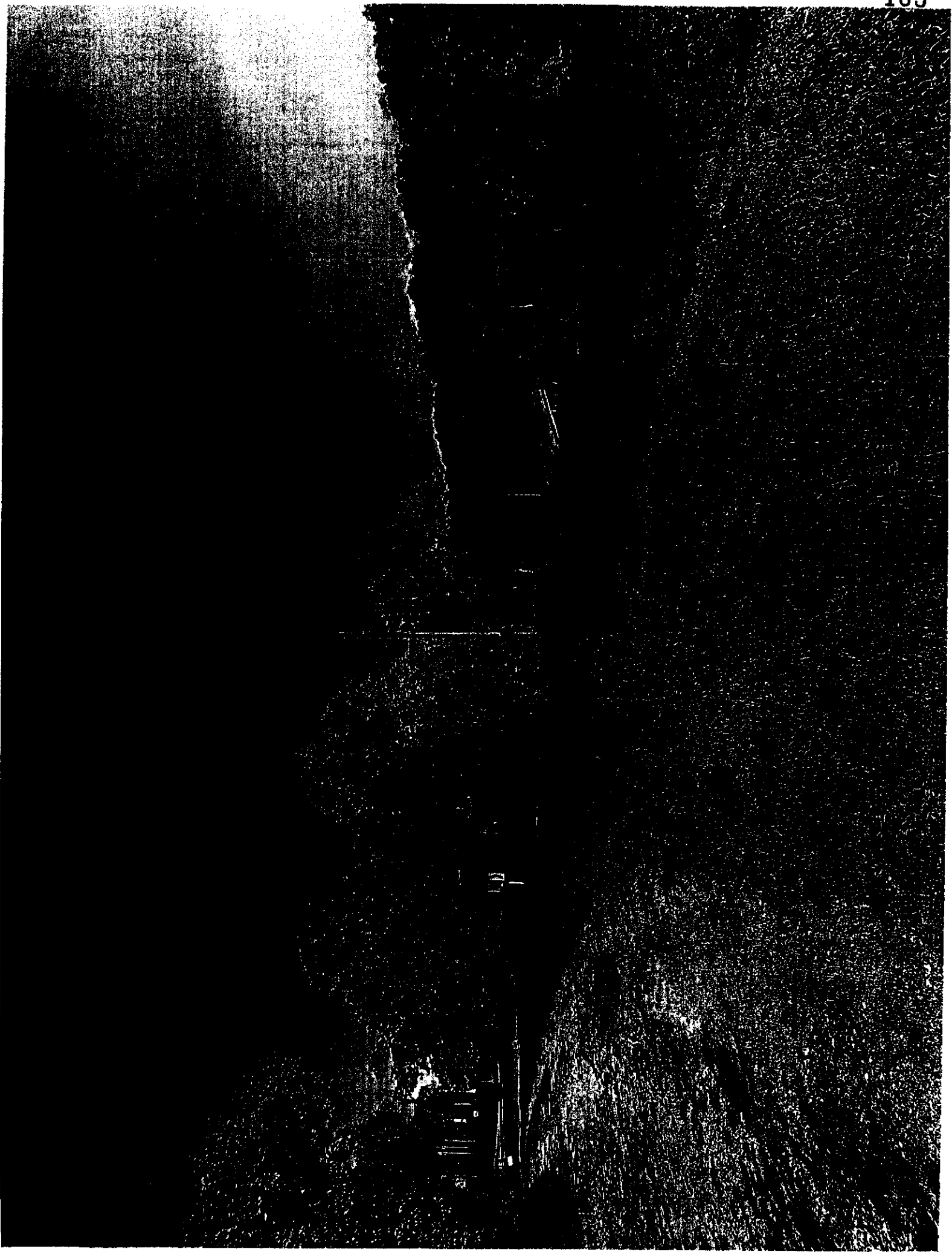
0.2 PCT Annual Chance Flood Hazard  
Zone A - No Base Flood Elevations Determined



## Thoroughfares

~ Arterial  
~ Collector





**RE: Sullivan County Proposed Zoning Text Amendment - Appendix D section on adding A-RV and RRC Zones**

Ambre Torbett <planning@sullivancountyttn.gov>

Wed 10/19/2022 2:01 PM

To: Forrest Koder <f\_koder@hotmail.com>

Thanks Forrest. I will share these comments with the PC if this case goes forward. Have not heard from the applicants yet.

**Ambre M. Torbett, AICP**

Director of Planning & Community Development

Sullivan County Planning & Codes Dept.

3425 Hwy. 126 | Historic Snow House

Blountville, TN 37617

423 | 279.2603 (desk)

423 | 323.6440 (main)

[www.sullivancountyttn.gov](http://www.sullivancountyttn.gov)

**From:** Forrest Koder <f\_koder@hotmail.com>

**Sent:** Wednesday, October 19, 2022 1:32 PM

**To:** Ambre Torbett <planning@sullivancountyttn.gov>

**Subject:** RE: Sullivan County Proposed Zoning Text Amendment - Appendix D section on adding A-RV and RRC Zones

Ambre, I really appreciate your sending this to me. We or now I have lived put here for just over ten years and it has changed drastically. Since the County widened and repaved Riverside Road, it is like a drag strip at times. I have seen crotch rockets turn off Old Weaver pike on to Riverside road and hit the speed immediately cross under the weaver pike bridge and go airborne at the top of the hill in front of Bentley's property. Are there any traffic counts for Riverside Rd? We have also seen an increase in power boats on the river, but only when they are generating, and those old boys fly up river, passed the bridge and passed the island house and float downstream till they get back to the bridge and off they go again. John Maxwell to the west of me has had to place large boulders off the road to stop fisherman from parking and trespassing on his property, much like what the Village of Bluff City has done after you turn onto Silvergrove Rd. There were huge ruts on the property caused by the fisherman. You think any of them filled in the ruts? No, They just made them deeper.

Living on the river is a unique experience and property does not come along often and when it does, they want a premium. I know when Rita and I were looking for a place to buy, no one with property would allow us to subdivide out a couple of acres. I understand Farmer Patton is in the nursing home. It will be interesting to see how his heirs treat the property. There is a tremendous amount of farm land that adjoins the river and as these farmers die off, their heirs will see dollar signs. I am glad to see you are taking a preemptive stance to get ahead of this growth in the river area.

Forrest

From: Ambre Torbett

Sent: Wednesday, October 19, 2022 9:10 AM

To: f\_koder@hotmail.com

Subject: Sullivan County Proposed Zoning Text Amendment - Appendix D section on adding A-RV and RRC Zones

Good morning Forest,

Attached is the proposed amendment document dealing with splitting off RV Park Model Developments (currently not permitted) and Cabin Developments from our existing Agricultural/Rural Recreational Zoning District. We have proposed this for months – been through all three regional planning commissions twice each and now a second time to County Commission for final consideration.

If approved, then it will be provide a more specific zoning category for any future requests for cabin developments for example. Currently the AR zone allows for campers and cabins for example.

Thanks so much,

Ambre M. Torbett, AICP

Director of Planning & Community Development

Sullivan County Planning & Codes Dept.

3425 Hwy. 126 | Historic Snow House

Blountville, TN 37617

423 | 279.2603 (desk)

423 | 323.6440 (main)

[www.sullivancountyttn.gov](http://www.sullivancountyttn.gov)

AND THEREUPON COUNTY COMMISSION ADJOURNED AT 9:16 P.M. UPON MOTION MADE BY COMMISSIONER AKARD TO MEET AGAIN IN REGULAR SESSION ON JANUARY 19, 2023.

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

---

RICHARD VENABLE

COMMISSION CHAIRMAN