

# COUNTY COMMISSION-REGULAR SESSION

109

**JANUARY 19, 2023**

BE IT REMEMBERED THAT:

COUNTY COMMISSION MET PURSUANT TO ADJOURNMENT IN REGULAR SESSION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS THIS THURSDAY EVENING, JANUARY 19, 2022, 6:00 P.M. IN BLOUNTVILLE, TENNESSEE. PRESENT AND PRESIDING WAS HONORABLE RICHARD VENABLE, COUNTY CHAIRMAN AND TERESA JACOBS, COUNTY CLERK OF SAID BOARD OF COMMISSIONERS,

TO WIT:

The Commission was called to order by County Chairman Richard Venable, Lt. Steven Whetsell opened the commission and Commissioner Larry Crawford gave the invocation. The pledge to the flag was led by Lt. Steven Whetsell.

COMMISSIONERS PRESENT AND ANSWERING ROLL WERE AS FOLLOWS:

<b>DAVID AKARD</b>	<b>MARK IRESON</b>
<b>DARLENE CALTON</b>	<b>SAMUEL "SAM" JONES</b>
<b>JOE CARR</b>	<b>DWIGHT KING</b>
<b>LARRY CRAWFORD</b>	<b>MICHAEL HUNTER LOCKE</b>
<b>ANDREW CROSS</b>	
<b>JOYCE NEAL CROSSWHITE</b>	<b>JESSICA MEANS</b>
<b>JOHN GARDNER</b>	<b>ARCHIE PIERCE</b>
<b>HERSHEL GLOVER</b>	<b>MATT SLAGLE</b>
<b>CHERYL HARVEY</b>	<b>GARY STIDHAM</b>
	<b>ZANE VANOVER</b>
<b>DANIEL HORNE</b>	<b>TRAVIS WARD</b>

20 PRESENT, 4 ABSENT

ABSENT AT ROLL CALL: COLE, HAYES, LEONARD, MCMURRAY

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. Jones and seconded by Comm. Gardner to approve the minutes of the Regular Session of the County Commission held on December 15, 2022. Said motion was approved by roll call vote. 20 Yes, 4 Absent

SULLIVAN COUNTY  
Board of County Commissioners  
January 19, 2022  
6:00 p.m.  
Commission Room  
Sullivan County Courthouse

**AGENDA**

- ❖ Call to Order by Sheriff Jeff Cassidy
- ❖ Mayor/Chairman Richard Venable presiding
- ❖ Invocation
- ❖ Pledge to the American Flag
- ❖ Roll Call by Teresa Jacobs, Sullivan County Clerk
- ❖ Guest Speakers, Proclamations, Recognitions & Presentation
  - 1) Proclamation honoring Jerry Fleenor for 50 years of service.
  - 2) Clay Walker, NETWORKS CEO, update on partnership.
  - 3) Joel Conkin/Danny Karst, LANDSTAR TIF projects.
- ❖ Elections, Confirmations & Appointments
  - 1) Steven Hobbs Jr: Sullivan County Regional Planning Commission (4-year term); and Historic Zoning Commission (5-year term).
- ❖ Approval of Commission Minutes from Previous Meeting
- ❖ Approval of Notary Publics
- ❖ Public Comment
- ❖ Amendments to Zoning Plan
  - 1) Slomp (seller)/Pickel (buyer) – Commission District 7
  - 2) Amish Patel – Commission District 6
  - 3) Russell Cable – Commission District 6
- ❖ Consent Agenda
- ❖ Resolutions
- ❖ Other Business/ Announcements/ Non-Agenda Items
- ❖ Adjournment



# Agenda subject voting report

111

Meeting name

Sullivan County Commission January 19 2023

1/19/2023

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

## Description

Sullivan County Commission

Monthly Meeting

January 19, 2023

6:00 p.m.

## Chairman

Venable, Richard

## Total vote result

Voting start time

6:02:13 PM

Voting stop time

6:02:38 PM

Voting configuration

Roll Call - Attendances

Voting mode

Open

## Vote result

Present	20
Total Present	20
Total Seats	28
Absent	4

## Group voting result

Group	Yes	Absent
No group	20	0
Total result	20	4

## Individual voting result

Name	Yes	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	

## *A Proclamation Honoring Jerry Fleenor*

**WHEREAS**, Jerry Fleenor has been an exemplary community servant of Sullivan County for more than half a century, this month marking 51 years since he joined Avoca Volunteer Fire Department one month after turning 18 – a mere six months after the State of Tennessee lowered the legal age of service in volunteer fire departments from 21 to 18; and

**WHEREAS**, over the years, Fleenor served at the office level within Avoca VFD in multiple positions; and

**WHEREAS**, in January 1975, one month after reaching the legal age of VFD service in the State of Virginia, Fleenor joined the Bristol Life Saving Crew and over the years has held many leadership positions there; and

**WHEREAS**, in 1979, while serving in the Bristol Life Saving Crew, Fleenor was instrumentally involved in starting an Advanced Life Support and Medic Program with the Bristol Regional Medical Center, which initiated use of ICU nurses running emergency calls with Crew members until said members received their certifications; and

**WHEREAS**, in 1988, while serving in the Bristol Life Saving Crew, Fleenor was involved in establishing an Air-Medic Service, a coordinated effort with the Virginia State Police providing the pilot and helicopter, BRMC providing equipment and supplies, and the Crew providing volunteer medics (at no charge to patients); and

**WHEREAS**, upon moving to Blountville in 1985, Fleenor transferred from Avoca VFD to Sullivan County VFD, and was hired by the Sullivan County Sheriff's Office, where he worked patrol, became shift Field Training Officer, and was a Dive Team member and SWAT Team Negotiator; and

**WHEREAS**, from 1985 to 2008, Fleenor also served as a deputy coroner; and

**WHEREAS**, in 1995, Fleenor was asked by the county mayor to serve as Director of Sullivan County Emergency Medical Services and Sullivan County Emergency Management Agency, where he worked with staff and with support of the county commission to establish the "Fireman's Shift" for EMS employees, helped begin creation of separate EMS stations; and

**WHEREAS**, now "retired," Fleenor continues to work with the current management and staff to maintain one of the strongest and most professional services in the region (and many would say Tennessee); and

**WHEREAS**, since his official retirement, Fleenor has continued to serve the community in the following roles, activities and positions:

Sullivan County 911 Board of Directors since 1995, currently serving as Treasurer.

Sullivan County VFD active, lifetime member, currently serving on BOD as Treasurer.

Sullivan County Volunteer Firefighters Association, currently serving as President.

Bristol Life Saving Crew lifetime member, currently serving on BOD.

Kingsport Life Saving Crew, member, and on Swift Water Rescue Team and Dive Team.

County Constable, District 4, 14-plus years.





Member of Blountville Methodist Church, where he has served in the past on the Pastor/Parish Committee and the Board of Trustees and developed and works with the church's video program to bring services to shut-in and services for special family events.

Works on fundraising programs with St. Jude Children's Hospital.

Master Mason working with projects supporting Shriners Hospital for Children.

Member of Blountville Ruritan.

**NOW, THEREFORE,** I, Richard Venable, mayor of Sullivan County and Chairman of the Sullivan County Commission, hereby offer congratulations to thanks to Jerry Fleenor in recognition of more than 50 years of service to the citizens of and visitors to Sullivan County.





## *Sullivan County*

*Board of County Commissioners  
243<sup>rd</sup> Annual Session*

**IN RE: Sullivan County Regional Historic Zoning Commission  
Blountville, Tennessee**

### ***Order Appointing Board Member***

WHEREAS, pursuant to T.C.A. §13-7-403, as duly adopted by Sullivan County, Tennessee, the Sullivan County Mayor has authority to appoint members to the Sullivan County Historic Zoning Commission; and

WHEREAS, Steven Hobbs, Jr. of Blountville, Tennessee is qualified and willing to serve as a board member of the Sullivan County Historic Zoning Commission to fill the vacancy caused by the expired term of Shannon Ryals.

NOW THEREFORE BE IT ORDERED, ADJUDGED AND DECREED by Sullivan Mayor, Richard S. Venable, in his authority to appoint members to said Sullivan County Historic Zoning Commission, pursuant to T.C.A. §13-7-403, that Steven Hobbs Jr. be appointed to said Board. Term: January 2023 to January 2028.

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

Richard S. Venable, Sullivan County Mayor

Said order confirmed and entered into the record of the Sullivan County Board of Commissioners this 19th day of January 2023.

A handwritten signature in black ink, reading "Teresa Jacobs", is written over a horizontal line.

Teresa Jacobs, Sullivan County Clerk

Motion made by Comm. Gardner with a second by Comm. Crawford to appoint Mr. Hobbs to the Sullivan County Historic Zoning Commission. Voice vote was taken and approved unanimously.



## *Sullivan County*

*Board of County Commissioners  
243<sup>rd</sup> Annual Session*

**IN RE: Sullivan County Regional Planning Commission  
Blountville, Tennessee**

### *Order Appointing Board Member*

WHEREAS, pursuant to T.C.A. §13-4-101, as duly adopted by Sullivan County, Tennessee, the Sullivan County Mayor has authority to appoint members to the Sullivan County Regional Planning Commission; and

WHEREAS, Steven Hobbs, Jr. of Blountville, Tennessee is qualified and willing to serve as a board member of the Sullivan County Regional Planning Commission to fill the vacancy caused by the expired term of Don Mumpower.

NOW THEREFORE BE IT ORDERED, ADJUDGED AND DECREED by Sullivan County Mayor, Richard S. Venable, in his capacity to appoint members to the Sullivan County Regional Planning Commission that Steven Hobbs, Jr. be appointed to serve on the Sullivan County Regional Planning Commission. Term ends January 2027.

A handwritten signature in black ink, reading "Richard S. Venable".

Richard S. Venable, Sullivan County Mayor

Said order confirmed and entered into the record of the Sullivan County Board of Commissioners this 19th day of January 2023.

A handwritten signature in black ink, reading "Teresa Jacobs".

Teresa Jacobs, Sullivan County Clerk

Motion made by Comm. Gardner with a second by Comm. Cross to appoint Mr. Hobbs to the Sullivan County Regional Planning Commission. Voice vote was taken and approved unanimously.

# Steven Hobbs

General Contractor/Home Builder

**Address** Blountville, TN 37617

**Phone** 423-847-7766

**E-mail** [hobbs\\_homes@comcast.net](mailto:hobbs_homes@comcast.net)

A well-known general contractor, realtor and business owner in Tennessee. Active in the home renovation and rental business since a teenager, became a realtor with Signature Properties at age 21. Earned a Bachelor's Degree in Business Administration from King University in Bristol, while working as a contractor and Realtor. In 2012, began learning the trades, following good mentorship, and fell in love with real estate. Driven by a passion to create beautiful and functional homes for families to enjoy, in 2017, began a journey in the new construction business as a home builder. Hobbs Homes has several million invested in ongoing construction projects, turning passion into reality and bring the dream of homeownership to life for many families.



## Education

- ◆ **Jun 2014 - BBA: Business Administration And Management**  
**Dec 2016** King University - Bristol, TN
- ◆ **Aug 2012 - Associate of Science: Speech Communication**  
**May 2015** Northeast State Community College - Blountville, TN
  - Awarded Communicator of the year
- ◆ **Aug 2012 - Associate of Science: Economics**  
**May 2014** Northeast State Community College - Blountville, TN
- ◆ **Aug 2008 - High School Diploma**  
**May 2012** Sullivan Central High School - Blountville, TN



## Work History

- ◆ **Apr 2017 - General Contractor/Residential Home Builder**  
**Current** Hobbs Homes, LLC, Blountville, TN
  - Speculative home builder with portfolio of multiple residential properties currently under construction
  - Utilizing industry expertise and passion for creating functional and aesthetically pleasing homes to bring the dream of homeownership to fruition for diverse range of clients.



- Worked on numerous high end projects with critical details
- Managed team of employees, overseeing hiring, training and professional growth of employees.
- Exceeded goals through effective task prioritization and great work ethic.
- Completed paperwork, recognizing discrepancies and promptly addressing for resolution.
- Actively listened to customers, handled concerns quickly and escalated major issues to supervisor.
- Identified issues, analyzed information and provided solutions to problems.
- Maintained energy and enthusiasm in fast-paced environment.
- Worked with customers to understand needs and provide excellent service.
- Conducted research, gathered information from multiple sources and presented results.
- Participated in continuous improvement by generating suggestions, engaging in problem-solving activities to support teamwork.
- Managed talented teams of electricians, carpenters, plumbers and other craftsmen on residential projects.
- Hired and oversaw subcontractors to meet project needs
- Worked within applicable standards, policies and regulatory guidelines to promote safe working environment.

◆ **Sep 2020 -  
Current**

### **Owner/Manager**

*Stay Like A Local , Bristol, VA*

- Oversee and manage portfolio of long term and high end short term rentals
- Understand needs of consumers and insure exceptional guest experiences
- Introduced and monitored effective lease renewal programs to maintain high occupancy rates.
- Worked closely with property managers, inspections and credit reports.
- Oversee and enhance work of cleaners and maintenance team members to promote optimal efficiency and obtain necessary results.
- Administered operations to handle needs of multiple tenants
- Delivered emergency 24-hour on-call service for tenants on building issues.

◆ **Jun 2015 -  
Current**

### **Realtor**

*Signature Properties, Kingsport, TN*

- Assisted buyers with finding ideal homes by assessing needs, requirements and budgets.
- Compared recently sold area properties to determine competitive market prices.
- Educated clients on changing or updating properties, buying and selling techniques and processes to maintain curb appeal.
- Handled day-to-day happenings of real estate office to consistently grow client base and increase revenue.

◆ **Jan 2013 -  
May 2017**

### **Remodeler**

*Hobbs Homes, Blountville, TN*



- Various residential renovation projects including, bathroom and kitchen remodels as well as general renovation projects.
- Oversaw and collaborated with other tradesman
- Collaborated with customers to determine budgets for kitchen and bath remodeling projects and find appropriate material sources.
- Installed and designed custom showers, floors, backsplashes, and outdoor tile
- Determined and implemented best design to achieve desired specs.
- Prepared for new installations and repair work by removing original materials and debris.



## Volunteering



Rocky Mount Historic Site 2019-Present

- Vice President of the board 2022-Present

Piney Flats First Baptist Church 2015-Present

- AV assistant

Chip Ministry 2015-Present

- Team lead for ministry construction



# Agenda subject voting report

Meeting name

Sullivan County Commission January 19 2023

1/19/2023

Approval Of Commission Minutes from Previous meeting

## Description

Chairman

Venable, Richard

## Total vote result

Voting start time 6:45:57 PM

Voting stop time 6:46:26 PM

Voting configuration Vote

Voting mode Open

## Vote result

Yes	20
Abstain	0
No	0
Total Present	20
Absent	4

## Group voting result

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

## Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
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 January 19, 2023

MELINDA B. AKARD  
 DUSTIN AKERS  
 WHITNEY O ALLISON  
 APRIL D BARRETT  
 EMMA CHEYENNE BREWSTER  
 ANGELA R CAMPBELL  
 PAMELA K CHUPP  
 KENNETH MICHAEL CLEVINGER  
 SCARLET AMANDA CROWDER  
 TRISTAN DONOVAN  
 LAUREN MCKINLEY DUNN  
 DONA DYE  
 TOMMY JOE EADES JR  
 LISA O ELLIOTT  
 CATHERINE M FARMER  
 JENNIFER LYNN FOX  
 ABIAIL LYNN FREEBURN  
 PAYTON GARRETT  
 MARY ANN GILLEN  
 HAILEY MAKINNA GOODMAN  
 ALYSHEA HALE  
 JESSICA HENSLEY  
 THOMAS D HENSLEY  
 KIMBERLY DAWN HOPKINS  
 KIRSTEN DANIELLE HOSS  
 PENNY M. JENKINS  
 SARA LORRAINE KESTNER  
 MORGAN KISER

STACEY KOHAN  
 AMY LIGHT LUETHKE  
 ELIZABETH MILHORN  
 VENOY TIMOTHY MILLER  
 LUIS A MONTES  
 LINDA C MORGAN  
 BRANDY C MULLINS  
 ROB NICAR  
 KATIE O'BRIEN  
 AMANDA C OLIN  
 DREAMA PARSONS  
 RICHALENE LAYNN PATRICK  
 ROY EUGENE RICHMOND JR  
 ANGELA RICKER  
 LACOSTA ROSE  
 ZINA RENEE SKELTON  
 FRANKLIN LEE SLAUGHTER JR.  
 JENNIFER LEWIS SLUDER  
 JILL ANNETTE SMART  
 MELANIE ELIZABETH SMITH  
 LISA M SNYDER  
 KATELYN SNYPES  
 JANICE H WAGNER  
 ALLISON N. WILLIAMS  
 MARIANN WOODS  
 BARRY WORLEY  
 RACHEL YORK

PERSONAL SURETY  
 YES  
 LSM1272189

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

20 YES, 4 ABSENT



STATE OF TENNESSEE  
COUNTY OF SULLIVAN

APPROVAL OF NOTARY

SURETY BONDS

January 19<sup>th</sup> 2023

<b>Name of Notary</b>	<b>Personal Surety</b>	<b>Personal Surety</b>
<b>Brandi Michelle Clevinger</b>	<b>Jim Street</b>	<b>Larry Clarke</b>
<b>LaDonna Street</b>	<b>Jim Street</b>	<b>Larry Clarke</b>
<b>Sara Nicole Blevins</b>	<b>Randy M. Kennedy</b>	<b>Rebecca J. Myers</b>
<b>Susan K. Lloyd</b>	<b>James Michael Nidiffer</b>	<b>James Brent Roswall</b>

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

**20 YES, 4 ABSENT**

## Agenda subject voting report

Meeting name

Sullivan County Commission January 19 2023

1/19/2023

Approval Of Notary Publics

## Description

Chairman

Venable, Richard

## Total vote result

Voting start time 6:49:47 PM  
 Voting stop time 6:50:08 PM  
 Voting configuration Vote  
 Voting mode Open  
 Vote result

Yes	20
Abstain	0
No	0
Total Present	20
Absent	4

## Group voting result

Group	Yes	Absent
No group	20	0
Total result	20	84

## 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  
243<sup>rd</sup> Annual Session  
January 19, 2022  
6:00 p.m.  
Commission Room  
Sullivan County Courthouse

**CONSENT AGENDA**

Item 2            Resolution No. 2023-01-02  
                    Sponsors: Gardner/Pierce

RESOLUTION to authorizes the Mayor of Sullivan County to make, sign, and submit an application requesting Fiscal Year 2023 Food Insecurity CV Community Development Block Grant funds in the amount not to exceed \$500,000.

Item 3            Resolution No. 2023-01-03  
                    Sponsors: Crosswhite/Cole, Leonard

RESOLUTION to accept the Tennessee historical commission preservation grant award of \$42,100.00 for the Anderson townhouse restoration project – phase ii within the Blountville Historic District of Sullivan County.

Item 4            Resolution No. 2023-01-04  
                    Sponsors: Gardner/Calton  
                    **NOTE: A request was made by Comm. Locke to remove from Consent Agenda**

RESOLUTION to sell county owned delinquent tax property in the 11th Civil District

Item 5            Resolution No. 2023-01-05  
                    Sponsors: Jones/Gardner

RESOLUTION to sell county owned delinquent tax property in the 17th Civil District

Item 6            Resolution No. 2023-01-06  
                    Sponsors: Ireson/Slagle

RESOLUTION to Recognize the 2022-23 Supporting Postsecondary Access in Rural Communities (SPARC) Grant Funds



**CONSENT AGENDA CONTINUED (Jan. 19, 2023)**

- Item 7            Resolution No. 2023-01-07  
                  Sponsors: Stidham/Crosswhite  
                  **NOTE: A request was made by Comm. Ireson to remove from Consent Agenda**

RESOLUTION to authorize temporary funding not to exceed \$30,000 to offset completion costs of the Veterans Memorial at Sullivan County Military Park.

- Item 8            Resolution No. 2023-01-08  
                  Sponsors: Ireson/Slagle

RESOLUTION to Recognize the 2022-23 Sullivan Heights Middle School STEM Start-Up & Expansion Grant Funds.

- Item 9            Resolution No. 2023-01-09  
                  Sponsors: Ireson/Slagle

RESOLUTION to Recognize the 2022-23 Sullivan Central Middle School CTE Career Exploration and Start-Up Grant Funds.

- Item 10           Resolution No. 2023-01-10  
                  Sponsors: Ireson/Slagle

RESOLUTION to Recognize the 2022-23 Sullivan Central Middle School STEM Start-Up & Expansion Grant Funds.

- Item 11           Resolution No. 2023-01-11  
                  Sponsors: Ireson/Slagle

RESOLUTION to Recognize the 2022-23 Sullivan East Middle School STEM Start-Up & Expansion Grant Funds.

- Item 12           Resolution No. 2023-01-12  
                  Sponsors: Ireson/Slagle

RESOLUTION to Recognize the 2022-23 Sullivan Heights Middle School CTE Career Exploration Start-Up & Expansion Grant Funds.



# Agenda subject voting report

126

Meeting name

Sullivan County Commission January 19 2023

1/19/2023

29 Consent Agenda  
Vote

## Description

Item 2 Resolution No. 2023-01-02

Item 3 Resolution No. 2023-01-03

~~Item 4 Resolution No. 2023-01-04~~ Removed

Item 5 Resolution No. 2023-01-05

Item 6 Resolution No. 2023-01-06

~~Item 7 Resolution No. 2023-01-07~~ Removed

Item 8 Resolution No. 2023-01-08

Item 9 Resolution No. 2023-01-09

Item 10 Resolution No. 2023-01-10

Item 11 Resolution No. 2023-01-11

Item 12 Resolution No. 2023-01-12

## Chairman

Venable, Richard

## Total vote result

Voting start time 7:15:15 PM

Voting stop time 7:16:15 PM

Voting configuration Vote

Voting mode Open

## Vote result

Yes	19
Abstain	0
No	0
Total Present	19
Absent	5

## Group voting result

Group	Yes	Absent
No group	19	0
Total result	19	5

## 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			

## Agenda subject voting report

Meeting name

Sullivan County Commission January 19 2023

1/19/2023

Name	Yes	Abstain	No	Absent
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  
243<sup>rd</sup> Annual Session

**RESOLUTIONS**  
January 19, 2022

**ZONING**

Item 1 Resolution No. 2023-01-01  
Sponsors: Calton/ Gardner

**APPROVED**

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

**OLD BUSINESS**

No old business

**NEWS BUSINESS**

Item 2 Resolution No. 2023-01-02 (CONSENT)  
Sponsors: Gardner/Pierce

**APPROVED**

A RESOLUTION to authorize the Mayor of Sullivan County to make, sign, and submit an application requesting Fiscal Year 2023 Food Insecurity CV Community Development Block Grant funds in the amount not to exceed \$500,000.

Item 3 Resolution No. 2023-01-03 (CONSENT)  
Sponsors: Crosswhite/Cole, Leonard

**APPROVED**

RESOLUTION to accept the Tennessee historical commission preservation grant award of \$42,100.00 for the Anderson townhouse restoration project – phase ii within the Blountville Historic District of Sullivan County.

Item 4 Resolution No. 2023-01-04 (CONSENT)  
Sponsors: Gardner/Calton

**APPROVED**

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





Item 5 Resolution No. 2023-01-05 (CONSENT)

**APPROVED**

Sponsors: Jones/Gardner

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

Item 6 Resolution No. 2023-01-06 (CONSENT)

**APPROVED**

Sponsors: Ireson/Slagle

RESOLUTION to Recognize the 2022-23 Supporting Postsecondary Access in Rural Communities (SPARC) Grant Funds

Item 7 Resolution No. 2023-01-07 (CONSENT)

**APPROVED**

Sponsors: Stidham/Crosswhite

RESOLUTION to authorize temporary funding not to exceed \$30,000 to offset completion costs of the Veterans Memorial at Sullivan County Military Park.

Item 8 Resolution No. 2023-01-08 (CONSENT)

**APPROVED**

Sponsors: Ireson/Slagle

RESOLUTION to Recognize the 2022-23 Sullivan Heights Middle School STEM Start-Up & Expansion Grant Funds.

Item 9 Resolution No. 2023-01-09 (CONSENT)

**APPROVED**

Sponsors: Ireson/Slagle

RESOLUTION to Recognize the 2022-23 Sullivan Central Middle School CTE Career Exploration and Start-Up Grant Funds.

Item 10 Resolution No. 2023-01-10 (CONSENT)

**APPROVED**

Sponsors: Ireson/Slagle

RESOLUTION to Recognize the 2022-23 Sullivan Central Middle School STEM Start-Up & Expansion Grant Funds.

Item 11 Resolution No. 2023-01-11 (CONSENT)

**APPROVED**

Sponsors: Ireson/Slagle

RESOLUTION to Recognize the 2022-23 Sullivan East Middle School STEM Start-Up & Expansion Grant Funds.

Item 12 Resolution No. 2023-01-12 (CONSENT)

**APPROVED**

Sponsors: Ireson/Slagle

RESOLUTION to Recognize the 2022-23 Sullivan Heights Middle School CTE Career Exploration Start-Up & Expansion Grant Funds.



Item 13      Resolution No. 2023-01-13  
Sponsors: Locke/Gardner

**APPROVED**

RESOLUTION to appropriate an addition \$15,445 to Sullivan County Emergency Medical Services to fund updates to the electrical system at EMS Station #8 in order to provide power to a generator.

Item 14      Resolution No. 2023-01-14  
Sponsors: Locke/Gardner

**APPROVED**

A RESOLUTION approving an amendment to the redevelopment plan authorizing additional tax increment financing for the Stonegate Plaza Redevelopment District West Gate project.

Item 15      Resolution No. 2023-01-15  
Sponsors: Carr/Vanover, Ireson, Crosswhite

**APPROVED**

Item 16      Resolution No. 2023-01-16  
Sponsors: Locke/Gardner

**APPROVED**

A RESOLUTION TO AMEND THE COUNTY'S CONTRIBUTION TO THE KINGSPORT LIFE SAVING CREW WITH A \$7,000 INCREASE FOR THE REMAINDER OF THE FISCAL YEAR TO MEET INSURANCE REGULATIONS.

Item 17      Resolution No. 2023-01-17  
Sponsors

**APPROVED**



SULLIVAN COUNTY  
Board of County Commissioners  
243<sup>rd</sup> Annual Session

Item 1  
Resolution No. 2023-01-01

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 19<sup>th</sup> day of January 2023.

**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 19<sup>th</sup> day of January, 2023.

Attested:   
Teresa Jacobs, County Clerk

Approved:   
Richard S. Venable, Mayor

**Introduced by: Commissioner Darlene Calton**

**Seconded by: Commissioner John Gardner**

2023-01-01 ACTIONS: 01/19/23 Approved 20 Yes, 4 Absent



## Agenda subject voting report

Meeting name

Sullivan County Commission January 19 2023

1/19/2023

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 6:56:36 PM  
Voting stop time 6:57:20 PM  
Voting configuration Vote  
Voting mode Open  
Vote result

Yes	20
Abstain	0
No	0
Total Present	20
Absent	4

## Group voting result

Group	Yes	Absent
No group	20	0
Total result	20	4

## 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

Meeting name

Sullivan County Commission January 19 2023

1/19/2023

21 Zoning 1  
Vote

Description

Slemp (seller)

Pickel (buyer)

Chairman

Venable, Richard

**Total vote result**

Voting start time

7:06:48 PM

Voting stop time

7:07:09 PM

Voting configuration

Vote

Voting mode

Open

Vote result

Yes	0
Abstain	0
No	20
Total Present	20
Absent	4

**Group voting result**

Group	No	Absent
No group	20	0
Total result		20

0/4

**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

Meeting name

Sullivan County Commission January 19 2023

1/19/2023

22 Zoning 2  
Vote

## Description

2) Amish Patel

## Chairman

Venable, Richard

## Total vote result

Voting start time 7:09:49 PM

Voting stop time 7:10:09 PM

Voting configuration Vote

Voting mode Open

## Vote result

Yes	18
Abstain	0
No	2
Total Present	20
Absent	4

## Group voting result

Group	Yes	No	Absent
No group	18	2	0
Total result			
	18	2	0/4

## 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

135

Meeting name

Sullivan County Commission January 19 2023

1/19/2023

23 Zoning 3  
Vote

Description

3) Russell Cable

Chairman

Venable, Richard

## Total vote result

Voting start time

7:12:55 PM

Voting stop time

7:13:15 PM

Voting configuration

Vote

Voting mode

Open

Vote result

Yes	20
Abstain	0
No	0
Total Present	20
Absent	4

## Group voting result

Group	Yes	Absent
No group	20	0
Total result	20	4

## Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
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



*SULLIVAN COUNTY*  
*Board of County Commissioners*  
*243<sup>rd</sup> Annual Session*

Item 2  
 Resolution No. 2023-01-02

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.

**A RESOLUTION to authorize the Mayor of Sullivan County to make, sign, and submit an application requesting Fiscal Year 2023 Food Insecurity CV Community Development Block Grant funds in the amount not to exceed \$500,000.**

**WHEREAS**, the Sullivan County Commission recognizes the need for addressing food insecurity in Sullivan County; and

**WHEREAS**, the Sullivan County Commission understands that the Food Insecurity CV Community Development Block Grant (CDBG) program provides assistance to organizations assisting individuals; and

**WHEREAS**, CDBG funds can be used to assist food pantries and other organizations in purchasing equipment, vehicles, and other equipment so that these agencies can assist those with food needs; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the Sullivan County Commission hereby authorizes the Mayor of Sullivan County to make, sign, and submit an application requesting Fiscal Year 2023 Food Insecurity CV Community Development Block Grant funds in the amount not to exceed \$500,000, for the purpose of addressing food insecurity in Sullivan County; and

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

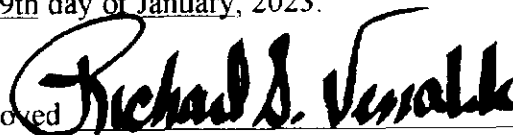
**BE IT FURTHER RESOLVED** that the Mayor of Sullivan County is authorized to enter into any and all necessary agreements and assurances to implement this application and project.

This resolution was duly passed and approved on the 19th day of January, 2023.

Attested:

  
 Teresa Jacobs, County Clerk

Approved

  
 Richard S. Venable, Mayor

**Introduced by: Commissioner John Gardner**

**Seconded by: Commissioner Archie Pierce, everyone voting in the affirmative.**

2023-01-02    **ACTIONS:** Placed on consent without objection at Jan. 12 Work Session.

01/19/23 Approved on Consent 19 Yes, 5 Absent



*Sullivan County  
Board of County Commissioners  
243<sup>rd</sup> Annual Session*

Item 3  
Resolution No. 2023-01-03

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19<sup>th</sup> day of January 2023.

**RESOLUTION to accept the Tennessee historical commission preservation grant award of \$42,100.00 for the Anderson townhouse restoration project – phase ii within the Blountville Historic District of Sullivan County.**

**WHEREAS**, the Tennessee Historical Commission has recently awarded Sullivan County a preservation grant in the amount of \$25,260.00 (federal funds passed through THC) with the county share of \$16,840.00 for a total project budget of \$42,100.00; and

**WHEREAS**, the project shall include the much-needed restoration and structural work on the foundation, a new ADA Accessible restroom, and interior wall improvements so that the museum can remain open to the public; and

**WHEREAS**, the county match portion of the project shall come from the existing appropriated annual historic preservation maintenance budget as well as county labor for interior work; and

**WHEREAS**, the Federal grant award portion shall be spent on a professional construction company for the foundation restoration scope of the project; and

**WHEREAS**, the original log front section of Anderson Townhouse was constructed in 1795 with the addition being constructed in 1840; and is currently the home of the Ralph Blizard Music Memorial Museum which houses the late musician, Mr. Blizard's fiddles, awards, recorded music, instrument making workshop and Veteran Service memorabilia; and

**WHEREAS**, the Anderson Townhouse & Museum is open to the public during all Blountville events, programs, scheduled group guided tours, and the weekly TAMHA music sessions with the goal of being open to the general public on a more regular basis; and

**WHEREAS**, the Phase II restoration project will afford the docents and volunteers of the Sullivan County Historic Preservation Association, the Traditional Appalachian Music Heritage Alliance musicians, as well as all museum patrons safe and accessible access to the middle and back rooms of the museum as well as afford the on-site restroom facility; and

**WHEREAS**, this historical structure is part of the Blountville Historic District, the National Register of Historic Places and a key structure that pre-dates the Battle of Blountville Civil War, which is part of the State and National Archeological Site; and

(CONTINUED NEXT PAGE)



WHEREAS, no new allocation of funding is requested to meet the scope and purposes of the grant.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby accepts the grant award of \$42,100.00 to be allocated to the Phase II Restoration and Preservation of the Anderson Townhouse – Ralph Blizard Music Memorial Museum within the Blountville Historic District of Sullivan County.

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

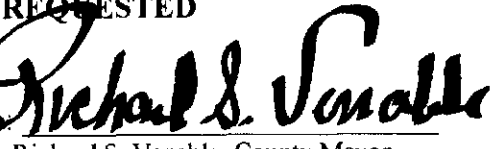
Duly passed and approved this 19th day of January, 2023.

**WAIVER OF RULES REQUESTED**

Attest.

  
Teresa Jacobs, County Clerk

Approved:

  
Richard S. Venable, County Mayor

Sponsored by: Joyce Crosswhite,  
Prime Co-Sponsor(s): Tony Leonard, Michael Cole, everyone voting in the affirmative.

2023-01-03 ACTION: Placed on consent without objection at Jan. 12 Work Session.  
01/19/23 Approved on Consent 19 Yes, 5 Absent



10-25-22 GG

## ATTACHMENT ONE

Page 1

GRANT BUDGET				
For professional services relating to the preservation of historic resources				
The Grant Budget line-item amounts below shall be applicable only to expense incurred during the following				
Applicable				
Period: BEGIN: 2023-01-01 END: 2023-09-30				
POLICY 03 Object Line-Item Reference	EXPENSE OBJECT LINE-ITEM CATEGORY <sup>1</sup>	GRANT CONTRACT	GRANTEE PARTICIPATION	TOTAL PROJECT
1, 2	Salaries, Benefits & Taxes	0.00	\$9,340.00	\$9,340.00
4, 15	Professional Fee, Grant & Award <sup>2</sup>	0.00	0.00	0.00
5, 6, 7, 8, 9, 10	Supplies, Telephone, Postage & Shipping, Occupancy, Equipment Rental & Maintenance, Printing & Publications	0.00	0.00	0.00
11, 12	Travel, Conferences & Meetings	0.00	0.00	0.00
13	Interest <sup>2</sup>	0.00	0.00	0.00
14	Insurance	0.00	0.00	0.00
16	Specific Assistance To Individuals	0.00	0.00	0.00
17	Depreciation <sup>2</sup>	0.00	0.00	0.00
18	Other Non-Personnel <sup>2</sup>	0.00	0.00	0.00
20	Capital Purchase <sup>2</sup>	\$25,260.00	\$7,500.00	\$32,760.00
22	Indirect Cost	0.00	0.00	0.00
24	In-Kind Expense	0.00	0.00	0.00
25	GRAND TOTAL	\$25,260.00	\$16,840.00	\$42,100.00

<sup>1</sup> Each expense object line-item shall be defined by the Department of Finance and Administration Policy 03, *Uniform Reporting Requirements and Cost Allocation Plans for Subrecipients of Federal and State Grant Monies, Appendix A*, (posted on the Internet at: <https://www.in.gov/finance/looking-for-policies.html>).

<sup>2</sup> Applicable detail follows this page if line-item is funded.

Federal { \$25,260 for contracted construction  
(foundation work)

county { \$9,340.00 [in-kind / county maintenance  
labor ]  
\$7,500.00 [supplies & materials - spent  
from existing historic maintenance  
budget \$10,000 per year appropriated]



## Ralph Blizard

*from Blountville*

Ralph Blizard Born in 1918 in Kingsport, Tennessee, Ralph grew up in the musically rich Tennessee/Virginia border area, surrounded by fiddle music and old-time singing. His father played the fiddle and taught singing schools. He took Ralph with him to jam sessions and musical gatherings at the homes of local musicians, including the Carter Family, Charlie Bowman, Dudley Vance, and John Dykes. By the time he was 14 years old, Ralph was fiddling. He formed his first band, the Southern Ramblers, in 1932 and began playing on local radio stations. During the early to mid-1930s, old-time music enjoyed regional and national popularity, and Ralph Blizard and the Southern Ramblers were in the thick of it, playing radio shows almost daily before attending school and traveling on the weekends to play for square dances, concerts, and other bookings.

After putting down his fiddle to start a family for 25 years Ralph had to retrain himself through long dedicated practice hours to play again. Upon deciding he could once again play the way he had years earlier he met and started a band with Phil Jamison, Gordy Hinnners, and Andy Deaver. For the next 20 years, Ralph and his band, which eventually included John Lilly and John Herrmann, redefined old-time music. With a repertoire incorporating traditional dance tunes; early country songs from the Delmore Brothers, Jimmie Rodgers, and Fiddlin' Arthur Smith; and original compositions, the New Southern Ramblers drove their music in a way few people had ever heard.

Ralph's "Appalachian Mountain Longbow" fiddling stretched the bounds of traditional melody, stringing together soaring streams of notes with one stroke of the bow, creating music that seemed to come from deep within. He never played a tune the same way once, his band members liked to say. Equally compelling was Ralph's heartfelt and rich singing, and his fiddle accompaniment to old-time, gospel, and country songs.

Audiences responded to Ralph's transcendent stage performances, and he received invitations to play from California to Florida to New York to Alaska to Scotland. He won contests, recorded several albums, made a live-performance video tape, and appeared on national television and radio. What probably meant the most to him were the



bottom beginners. No matter who the musicians were or what the situation, Ralph was always kind, welcoming, and poised to learn. In so doing, he became a profound teacher. He was a regular instructor at workshops across the country, where he always encouraged his students to "play yourself," meaning they should reach down within their own feelings to find their own personal style of playing.

Fortunately, Ralph was widely recognized for his gifts while he was still alive and was able to appreciate it. He received numerous awards and honors, including the 2002 National Heritage Fellowship, for which he was immensely grateful. He had big plans, right up to the end. He was the picture of a fiddler, a model of a life well spent, and a true friend and gentleman.

A youth scholarship fund has been established in Ralph Blizzard's honor at the Swannanoa Gathering.

For more information, write to Warren Wilson College, CPO 6211, PO Box 9000 Asheville, NC 28815.

 [back to top](#)

## **Blue Ridge Music Hall of Fame**

**100 East Main Street P.O. Box 935 Wilkesboro, NC 28697 • 336-667-3171**

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*SULLIVAN COUNTY  
Board of County Commissioners  
243<sup>rd</sup> Annual Session*

Item 4  
Resolution No. 2023-01-04

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19 day of January 2023.

**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 \$ 11,308.59 for the parcel; and

**WHEREAS**, a bid in the amount of \$5,000 has been received from Hunter Locke on the parcel of land located in the 11th Civil District identified as 1601 E Sevier Ave Tax Map 061F Group D Parcel 019.00; 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 one raised bid 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;

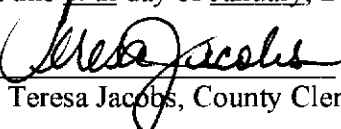
**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves the sale of property located in the 11th Civil District identified as 1601 E Sevier Ave Tax Map 061F Group D Parcel 019.00 to Hunter Locke for \$5,000.00 for the parcel in accordance with T.C.A. §67-5-2507.

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

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

Approved this 19th day of January, 2023.

Attested:

  
Teresa Jacobs, County Clerk

Approved:

  
Richard S. Venable, County Mayor

Sponsored By: Commissioner John Gardner  
Prime Co-Sponsor(s): Commissioner Darlene Calton

2023-01-04 ACTIONS: Placed on consent without objection at Jan. 12th Work Session  
01/19/23 Comm. Locke requested Resolution #4 be removed from the Consent Agenda. Resolution was voted on and approved 19 Yes, 1 Abstain, 4 Absent.





# Agenda subject voting report

145

Meeting name

Sullivan County Commission January 19 2023

1/19/2023

32 Item 4 Resolution No. 2023-01-04 Sponsors: Gardner/Calton  
Vote

## Description

RESOLUTION to sell county owned delinquent tax property in the 11th Civil District

## Chairman

Venable, Richard

## Total vote result

Voting start time 7:31:13 PM  
Voting stop time 7:31:34 PM  
Voting configuration Vote  
Voting mode Open  
Vote result

Yes	19
Abstain	1
No	0
Total Present	20
Absent	4

## Group voting result

Group	Yes	Abstain	Absent
No group	19	1	0
Total result	19	1	4

## 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  
243<sup>rd</sup> Annual Session*

Item 5  
Resolution No. 2023-01-05

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19 day of January 2023.

**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 \$ 3,618.69 for the parcel; and

**WHEREAS**, a bid in the amount of \$2,000 has been received from Raymond Prokop on the parcel of land located in the 17th Civil District identified as 1620 Georgia Ave Tax Map 0210 Group D Parcel 005.00; 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;

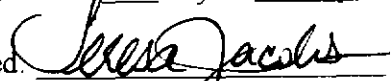
**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves the sale of property located in the 17th Civil District identified as 1620 Georgia Ave Tax Map 0210 Group D Parcel 005.00 to Raymond Prokop for \$2,000.00 for the parcel in accordance with T.C.A. §67-5-2507.

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

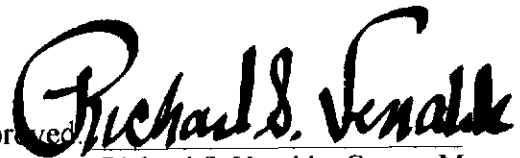
This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Approved this 19th day of January, 2023.

Attested:

  
Teresa Jacobs, County Clerk

Approved:

  
Richard S. Venable, County Mayor

**Sponsored By: Commissioner Sam Jones**  
**Prime Co-Sponsor(s): Commissioner John Gardner**

2023-01-06 ACTIONS: 01/19/23 Approved on Consent 19 Yes, 5 Absent



*Sullivan County*  
*Board of County Commissioners*  
*243<sup>rd</sup> Annual Session*

Item 6  
 Resolution No. 2023-01-06

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of January 2023.

**RESOLUTION to Recognize the 2022-23 Supporting Postsecondary Access in Rural Communities (SPARC) Grant Funds**

**WHEREAS**, the Sullivan County Department of Education has applied for and received through the state of Tennessee a grant to support the advancement of Career & Technical Education programs; and

**WHEREAS**, the funds granted to Sullivan County Department of Education for the 2022-23 year are \$95,158.00.

**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the Sullivan County Department of Education to recognize said grant funds; not to exceed the above amount (\$95,158.00), as required by the SPARC Grant Contract. The revenue and expenditure account codes for the grant are as follows:

Account Number	Account Description	Amount
46790-	Other Vocational Grants	95,158
71300-399-	Other Contracted Services	12,500
71300-429-	Instructional Supplies & Mtls	53,154
71300-730	Vocational Instruction Equip	29,504

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

Approved this 19th day of January, 2023.

Attest

*Teresa Jacobs*  
 Teresa Jacobs, County Clerk

Approved

*Richard S. Venable*  
 Richard S. Venable, County Mayor

**Sponsored By: Mark Ireson**

**Co-Sponsor(s): Matt Slagle, Zane Vanover, Cheryl Harvey, Darlene Calton, everyone voting in the affirmative.**

2023-01-06 ACTIONS: 01/19/23 Approved on Consent 19 Yes, 5 Absent



*Sullivan County  
Board of County Commissioners  
243<sup>rd</sup> Annual Session*

Item 7  
Resolution No. 2023-01-07

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of January 2023.

**RESOLUTION to authorize temporary funding not to exceed \$30,000 to offset completion costs of the Veterans Memorial at Sullivan County Military Park.**

**WHEREAS**, construction the Veterans Memorial area is nearing completion and nearing installation of monuments honoring the veterans of Sullivan County; and

**WHEREAS**, supply-chain issues caused delays in the project, which in turn exacerbated the effects of inflation in the cost of materials and other components needed to complete the project; and

**WHEREAS**, a private donor has committed to the Military Park Committee and the county to cover the cost overruns, estimated at \$25,000 to \$30,000; and

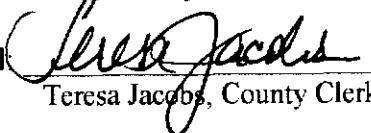
**WHEREAS**, said donor's support is tied to the project's completion, in the form of a reimbursement,

**THEREFORE, BE IT RESOLVED:** The Sullivan County Commission authorizes temporary funding not to exceed \$30,000 to pay for completion of the Veterans Memorial at Sullivan County Military Park as described by the Military Park Committee, accounts to be assigned by the Finance Department; and

**BE IT FURTHER RESOLVED:** all such funds spent will be reimbursed to the county's general fund once the project is complete and the donation is deposited with the county trustee.

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

Approved this 19th day of January, 2023.

Attested:   
Teresa Jacobs, County Clerk

Approved:   
Richard S. Venable, County Mayor

**Sponsored By: Commissioner Gary Stidham**

**Prime Co-Sponsor(s): Commissioner Joyce Crosswhite, Commissioner Michael Cole, everyone voting in the affirmative.**

2023-01-07 ACTIONS: 01/19/23 Comm. Ireson requested Resolution #7 be removed from the Consent Agenda. Comm. Ireson made a motion to amend resolution to clean up the wording in order to make clear it is a \$30,000.00 one-time authorization instead of a loan (amendment follows) Sponsor accepted the amendment. Resolution was approved as amended on Waiver of Rules, 16 votes needed for passage. 19 Yes, 1 Abstain, 4 Absent



To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of January 2023.

**RESOLUTION** to authorize ~~temporary funding not to exceed~~ \$30,000 to offset completion costs of the Veterans Memorial at Sullivan County Military Park.

**WHEREAS**, construction the Veterans Memorial area is nearing completion and nearing installation of monuments honoring the veterans of Sullivan County; and

**WHEREAS**, supply-chain issues caused delays in the project, which in turn exacerbated the effects of inflation in the cost of materials and other components needed to complete the project; ~~and~~ ,

~~**WHEREAS**, a private donor has committed to the Military Park Committee and the county to cover the cost overruns, estimated at \$25,000 to \$30,000; and~~

~~**WHEREAS**, said donor's support is tied to the project's completion, in the form of a reimbursement,~~

**THEREFORE, BE IT RESOLVED:** The Sullivan County Commission authorizes ~~temporary funding not to exceed~~ \$30,000 to pay for completion of the Veterans Memorial at Sullivan County Military Park as described by the Military Park Committee, accounts to be assigned by the Finance Department; ~~and BE .~~

~~**IT FURTHER RESOLVED:** all such funds spent will be reimbursed to the county's general fund once the project is complete and the donation is deposited with the county trustee. 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.~~

# Agenda subject voting report

159

Meeting name

Sullivan County Commission January 19 2023

1/19/2023

38 NEW BUSINESS Item 7 Resolution No. 2023-01-07 Sponsors: Stidham/Crosswhite  
Vote

## Description

RESOLUTION to authorize temporary funding not to exceed \$30,000 to offset completion costs of the Veterans Memorial at Sullivan County Military Park.

## Chairman

Venable, Richard

## Total vote result

Voting start time 7:46:43 PM  
Voting stop time 7:47:01 PM  
Voting configuration Vote  
Voting mode Open  
Vote result

Yes	19
Abstain	1
No	0
Total Present	20
Absent	4

## Group voting result

Group	Yes	Abstain	Absent
No group	19	1	0
Total result	19	1	04

## 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*  
**243<sup>rd</sup> Annual Session**

Item 8  
 Resolution No. 2023-01-08

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of January, 2023.

**RESOLUTION to Recognize the 2022-23 Sullivan Heights Middle School STEM Start-Up & Expansion Grant Funds**

**WHEREAS**, the Sullivan County Department of Education has applied for and received funding through the state of Tennessee to support STEM Start-Up & Expansion projects; and

**WHEREAS**, the funds granted to Sullivan Heights Middle School for the 2022-23 year are \$10,000.00.

**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the Sullivan County Department of Education to recognize said grant funds; not to exceed the above amount (\$10,000.00), as required by the Start-Up & Expansion Grant Contract. The revenue and expenditure account codes for the grant are as follows:

Account Number	Account Description	Amount
46790-715	Other Vocational Grants	10,000
71300-429- 02042-715	Inst. Supplies & Mtls	10,000

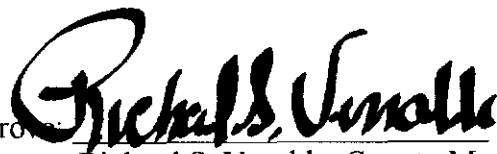
This resolution shall take effect from and after its passage. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Approved this 19th day of January, 2023.

Attest:

  
 Teresa Jacobs, County Clerk

Approved:

  
 Richard S. Venable, County Mayor

**Sponsored By: Commissioner Mark Ireson**

**Co-Sponsor(s): Matt Slagle, Zane Vanover, Cheryl Harvey, Darlene Calton, everyone voting in the affirmative.**

2023-01-08 ACTIONS: Placed on consent without objection at Jan. 12 Work Session.

01/19/23 Approved on Consent 19 Yes, 5 Absent



*Sullivan County*  
*Board of County Commissioners*  
*243<sup>rd</sup> Annual Session*

Item 9  
 Resolution No. 2023-01-09

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of January 2023.

**RESOLUTION to Recognize the 2022-23 Sullivan Central Middle School CTE Career Exploration and Start-Up Grant Funds**

**WHEREAS**, the Sullivan County Department of Education has applied for and received funding through the state of Tennessee to support CTE Career Exploration and Start-Up projects; and

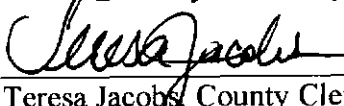
**WHEREAS**, the funds granted to Sullivan Central Middle School for the 2022-23 year are \$10,000.00.

**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the Sullivan County Department of Education to recognize said grant funds; not to exceed the above amount (\$10,000.00), as required by the CTE Career Exploration and Start-Up Grant Contract. The revenue and expenditure account codes for the grant are as follows:

Account Number	Account Description	Amount
46790-714	Other Vocational Grants	10,000
71300-399-02015-714	Other Contracted Services	744
71300-429-02015-714	Inst. Supplies & Mtls	8,577
71300-499-02015-714	Other Supplies & Mtls	679

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

Approved this 19th day of January, 2023.

Attest:   
 Teresa Jacobs, County Clerk

Approved:   
 Richard S. Venable, County Mayor

**Sponsored By: Mark Ireson**

**Co-Sponsor(s): Matt Slagle, Zane Vanover, Cheryl Harvey, Darlene Calton, everyone voting in the affirmative.**

2023-01-09 ACTIONS: Placed on consent agenda without objection at Jan. 12 Work Session.  
 01/19/23 Approved on Consent 19 Yes, 5 Absent





*Sullivan County  
Board of County Commissioners  
243<sup>rd</sup> Annual Session*

Item 10  
Resolution No. 2023-01-10

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of January 2023.

**RESOLUTION to Recognize the 2022-23 Sullivan Central Middle School STEM Start-Up & Expansion Grant Funds**

**WHEREAS**, the Sullivan County Department of Education has applied for and received funding through the state of Tennessee to support STEM Start-Up & Expansion projects; and

**WHEREAS**, the funds granted to Sullivan Central Middle School for the 2022-23 year are \$10,000.00.

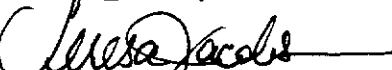
**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the Sullivan County Department of Education to recognize said grant funds; not to exceed the above amount (\$10,000.00), as required by the Start-Up & Expansion Grant Contract. The revenue and expenditure account codes for the grant are as follows:

Account Number	Account Description	Amount
46790-715	Other Vocational Grants	10,000
71300-429-02015-715	Inst. Supplies & Mtls	10,000


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

Approved this 19th day of January, 2023.

Attest:

  
Teresa Jacobs, County Clerk

Approved:

  
Richard S. Venable, County Mayor

**Sponsored By: Mark Ireson**

**Co-Sponsor(s): Matt Slagle, Zane Vanover, Cheryl Harvey, Darlene Calton, everyone voting in the affirmative.**

2023-01-10 ACTIONS: Placed on consent agenda without objection at Jan. 12 Work Session.  
01/19/23 Approved on Consent 19 Yes, 5 Absent



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

Item 11  
Resolution No. 2023-01-11

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of January 2023.

**RESOLUTION to Recognize the 2022-23 Sullivan East Middle School STEM Start-Up & Expansion Grant Funds**

**WHEREAS**, the Sullivan County Department of Education has applied for and received funding through the state of Tennessee to support STEM Start-Up & Expansion projects; and

**WHEREAS**, the funds granted to Sullivan East Middle School for the 2022-23 year are \$10,000.00.

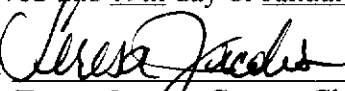
**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the Sullivan County Department of Education to recognize said grant funds; not to exceed the above amount (\$10,000.00), as required by the Start-Up & Expansion Grant Contract. The revenue and expenditure account codes for the grant are as follows:

Account Number	Account Description	Amount
46790-715	Other Vocational Grants	10,000
71300-429-02050-715	Inst. Supplies & Mtls	10,000


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

Approved this 19th day of January, 2023.

Attest:

  
Teresa Jacobs, County Clerk

Approved:

  
Richard S. Venable, County Mayor

**Sponsored By: Mark Ireson**

**Co-Sponsor(s): Matt Slagle, Zane Vanover, Cheryl Harvey, Darlene Calton, everyone voting in the affirmative.**

2023-01-11 ACTIONS: Placed on consent agenda without objection at Jan. 12 Work Session.

01/19/23 Approved on Consent 19 Yes, 5 Absent



*Sullivan County  
Board of County Commissioners  
243<sup>rd</sup> Annual Session*

Item 12  
Resolution No. 2023-01-12

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of January 2023.

**RESOLUTION to Recognize the 2022-23 Sullivan Heights Middle School CTE Career Exploration Start-Up & Expansion Grant Funds**

**WHEREAS**, the Sullivan County Department of Education has applied for and received funding through the state of Tennessee to support CTE Career Exploration Start-Up & Expansion projects; and

**WHEREAS**, the funds granted to Sullivan Heights Middle School for the 2022-23 year are \$10,000.00.

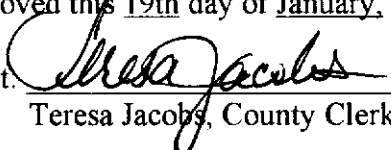
**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the Sullivan County Department of Education to recognize said grant funds; not to exceed the above amount (\$10,000.00), as required by the CTE Career Exploration Start-Up & Expansion Grant Contract. The revenue and expenditure account codes for the grant are as follows:

Account Number	Account Description	Amount
46790-714	Other Vocational Grants	10,000
71300-399-02042-714	Other Contracted Services	1,350
71300-429-02042-714	Inst. Supplies & Mtls	8,650


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

Approved this 19th day of January, 2023.

Attest:

  
Teresa Jacobs, County Clerk

Approved:

  
Richard S. Venable, County Mayor

**Sponsored By: Mark Ireson**

**Co-Sponsor(s): Matt Slagle, Zane Vanover, Cheryl Harvey, Darlene Calton, everyone voting in the affirmative.**

2023-01-12 ACTIONS: Placed on consent agenda without objection at Jan. 12 Work Session.

Approved on Consent 19 Yes, 5 Absent



*Sullivan County*  
*Board of Commissioners*  
*243<sup>rd</sup> Annual Session*

Item 13  
Resolution No. 2023-01-13

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of January 2023.

**RESOLUTION to appropriate an addition \$15,445 to Sullivan County Emergency Medical Services to fund updates to the electrical system at EMS Station #8 in order to provide power to a generator.**

**WHEREAS**, Sullivan County EMS Station #8 has a generator in place; and

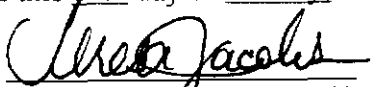
**WHEREAS**, the station's electrical system needs to be updated to specs in order for the generator to be made operational; and

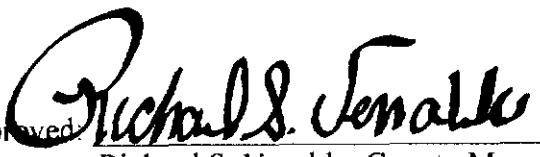
**WHEREAS**, Acorn Electrical of Piney Flats has provided a quote of \$15,445 to complete the needed work (see attachment); and

**NOW, THEREFORE, BE IT RESOLVED:** The Sullivan County Commission authorizes funding of \$15,445 to pay for said electrical upgrade work at Sullivan County EMS Stations #8, accounts to be assigned 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.

Approved this 19th day of January, 2023.

Attested:   
Teresa Jacobs, County Clerk

Approved:   
Richard S. Venable, County Mayor

**Sponsored By: Commissioner Hunter Locke**  
**Prime Co-Sponsor(s): John Gardner, everyone voting in the affirmative.**

2023-01-13 ACTIONS: 01/19/23 Approved on Waiver of Rules, 16 votes needed for passage. 20 Yes, 4 Absent.



# QUOTATION

Page No. 1 of 1 Pages

## ACORN ELECTRICAL SPECIALIST, INC.

P. O. BOX 550  
 PINEY FLATS, TN 37686  
 (423) 538-6007  
 FAX (423) 538-6183

PROPOSAL SUBMITTED TO: <b>Sullivan County EMS</b>	PHONE: Cell: <b>423-484-4100</b>	DATE: <b>11/16/21</b>
STREET: <b>1550 Gibson Mill Road</b>	JOB NAME: <b>Connect Caterpillar Generator</b>	
CITY, STATE, and ZIP CODE: <b>Kingsport, TN. 37660</b>	JOB NUMBER: <b>#21-8633</b>	
<b>gmayer@sullivanhealth.org</b>	JOB LOCATION:	

### Scope:

- \* Provide and install new 400A 3PH PowerPact breaker to replace customers' existing generator. Existing generator currently has 700A breaker, but the new EMS site only has capability of 400A to the new transfer switch.
- \* Provide and install new 3PH 4W 400A conductors from existing generator to new Thompson Transfer Switch and connect to generator breakers.
- \* Provide and install new control wiring from transfer switch to generator for communication.
- \* Provide and install (1) new 20A 120V breaker and wiring for battery charger and (1) 20A 208V 1PH breaker and wiring for generator block heater from Panel #1 Sec 2 inside EMS Station.

### NOTES:

- \* Work to be done during normal hours. Monday through Friday 7:00-3:30. No Holidays.
- \* Generator start up and commissioning to be coordinated with Stowers by owner once all connections have been made.

**TOTAL: -----\$15,445.00**

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

**Fifteen Thousand Four Hundred Forty-Five Dollars and no/100**

Payment to be made as follows:

**Net 30**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

Authorized Signature

**Mark Smith**

Note: This proposal may be withdrawn by us if not accepted within 30 days.

**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance:

Signature

Signature



# Agenda subject voting report

158

Meeting name

Sullivan County Commission January 19 2023

1/19/2023

45 NEW BUSINESS Item 13 Resolution No. 2023-01-13 Sponsors: Locke/Gardner  
Vote

## Description

RESOLUTION to appropriate an addition \$15,445 to Sullivan County Emergency Medical Services to fund updates to the electrical system at EMS Station #8 in order to provide power to a generator.

## Chairman

Venable, Richard

## Total vote result

Voting start time 7:51:59 PM

Voting stop time 7:52:14 PM

Voting configuration Vote

Voting mode Open

## Vote result

Yes	20
Abstain	0
No	0
Total Present	20
Absent	4

## Group voting result

Group	Yes	Absent
No group	20	0
Total result	20	04

## Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
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  
243<sup>rd</sup> Annual Session*

Item 14  
Resolution No. 2023-01-14

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of January 2023.

**A RESOLUTION approving an amendment to the redevelopment plan authorizing additional tax increment financing for the Stonegate Plaza Redevelopment District West Gate project.**

**WHEREAS**, in 2002 the Kingsport Housing & Redevelopment Authority ("KHRA") Board of Commissioners approved the Redevelopment Plan for Identified Districts and Study Areas for the City of Kingsport, Tennessee (the "Redevelopment Plan") as part of the redevelopment process in support of the Stonegate Plaza Redevelopment District which was subsequently approved by the City of Kingsport, Tennessee (the "City") and Sullivan County, Tennessee (the "County"); and

**WHEREAS**, subsequently a Tax Increment Financing Amendment to the Stonegate Plaza Redevelopment Plan was approved by KHRA, the City by Resolution No 2021-099 and the County by Resolution No. 2020-11-101 authorizing Tax Increment Financing for an amount up to \$1,200,000 and for up to a 15 year increment period in order to incentivize Landstar Partners, LLC ("Developer") to perform the utility/site work and cause the construction of approximately 90 new single-family homes and townhomes to be known as West Gate (the "Redevelopment Project"); and

**WHEREAS**, as a result of unanticipated costs related to the relocation of a previously unknown storm water line, the Developer has requested an increase in the amount of the TIF Financing from \$1,200,000 to \$ 1,575,000; and

**WHEREAS**, in order to increase the TIF Financing amount the TIF Amendment must be amended to reduce the hold back percentage from thirty five percent to zero percent; and

**WHEREAS**, a public hearing was held by KHRA on January 9, 2023, as required under T.C.A. § 13-20-201, et. seq. seeking public input on the proposed amendment to the TIF Amendment for the Stonegate Plaza Redevelopment Plan to reduce the hold back percentage from thirty five percent to zero percent and authorize the issuance of additional TIF Financing (the "Amendment"); and

**WHEREAS**, it is in the best interests of all parties including the City and County to amend the Redevelopment Plan to reduce the hold back percentage from thirty five percent to zero percent so that up to an additional \$375,000.00 in funds can be borrowed by KHRA in order to address the increased expenses of the Redevelopment Project.

(CONTINUED NEXT PAGE)



(CONTINUED)

Item 14

Resolution No. 2023-01-14

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of County Commissioners of Sullivan County, Tennessee, as follows:

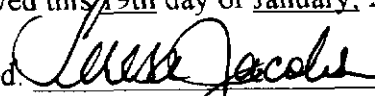
1. The Amendment to the existing Tax Increment Financing Amendment to the Redevelopment Plan for the Stonegate Plaza Redevelopment District, a copy of which is attached as Exhibit A hereto and the findings contained therein are hereby approved and adopted by the Sullivan County Commission.
2. That use of tax increment financing as described in the Stonegate Plaza Redevelopment Plan as amended for use in support of the project known as the West Gate project is hereby approved.
3. That the Sullivan County Mayor and Sullivan County Assessor are hereby authorized and empowered to negotiate and execute all such documents as may be reasonably required to implement this Plan.
4. That KHRA is hereby authorized and empowered to implement the Redevelopment Plan as amended, including the use of tax increment financing, on behalf of Sullivan County through the execution of a Redevelopment Agreement and other agreements deemed appropriate KHRA.
5. This resolution is restricted solely to the Stonegate Plaza Redevelopment District and the West Gate Project is not an approval or denial of any other Redevelopment Plan, Project or District.

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

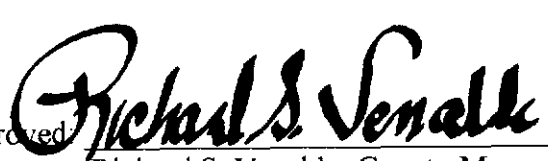
**WAIVER OF RULES REQUESTED**

Approved this 19th day of January, 2023.

Attested:

  
Teresa Jacobs, County Clerk

Approved:

  
Richard S. Venable, County Mayor

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

2023-01-14 ACTIONS: 01/19/23 Approved on Waiver of Rules, 16 votes needed for passage. 20 Yes, 4 Absent





**STONEGATE PLAZA REDEVELOPMENT DISTRICT  
WEST GATE PROJECT  
TAX INCREMENT FINANCING AMENDMENT  
AS AMENDED JANUARY 2023**

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

**A. District History.**

The Stonegate Plaza Redevelopment District was designated as a Redevelopment District by Kingsport Housing and Redevelopment Authority ("KHRA") in 2002. The Redevelopment District originally contained the former Stonegate Plaza which was a shopping center which primarily consisted of a Wal-Mart retail store along with other small businesses as tenants. Wal-Mart had vacated the property prior to 2002 and that portion of the shopping center has remained vacant since that time. The Stonegate Plaza Redevelopment District also includes an approximately 55 additional tax parcels which are primarily residential in nature. Redevelopment of the vacant shopping center area is critical to complete the transformation of the entire Redevelopment District. The Stonegate Plaza Redevelopment District is shown on the map attached as Exhibit One ("Redevelopment District"). The West Gate Project Area of the Stonegate Plaza Redevelopment District is shown on the map attached as Exhibit Two ("Project Area").

The Redevelopment District currently experiences one of the highest crime rates in the City. The asphalt area remaining on the property is dilapidated and constitutes a deleterious land use which negatively impacts the safety and welfare of the neighboring areas. Delay of the redevelopment of this site will continue to have a blighting influence on the adjacent residential areas. The use of TIF will allow the redevelopment of a site which has remained almost entirely unused in the past 20 years. The existing blight within the Project Area would be eliminated by implementation of the proposed Redevelopment Project. The presence of approximately 90 new single family homes and townhomes would boost the area schools and increase economic activity in and around the Redevelopment District. Redevelopment of this area via the proposed Project would also help alleviate the shortage of market rate entry level single family homes in the Kingsport and Sullivan County markets. Available residential ownership options are critical to assist area businesses in recruiting new employees to the area who will both work and live in Kingsport and Sullivan County.

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



1. Long-term vacant and underutilized property.
2. Deleterious land use.
3. Blighting effect of the continued vacancy and deterioration of the property and impact to the surrounding properties including increased crime in the Redevelopment District

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

**B. District Zoning and Land Use.**

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

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

**C. Estimated Cost of the Project.**

The total estimated costs of all the proposed improvements to be made by Landstar Partners, LLC (the "Developer") for West Gate is \$4,246,888. The proposed improvements by the Developer include removal of the existing asphalt, grading, installations and relocation of storm water and utilities, construction of roads, installation of landscaping, lighting and other related amenities (the "Redevelopment Project"). Developer will then sell the residential lots to a home builder who will construct approximately 76 single family homes and 14 townhomes. The single family residences will be between 1800 and 2800 square feet and contain at least 3 bedrooms and 2 baths. The townhomes will be of similar size and have similar amenities. The purchase price for the residences and townhomes is currently estimated based on current construction costs to be between \$215,000 and \$265,000. The total project investment by the developer and home builder is estimated to be in excess of \$18,000,000.00.

In addition, KHRA will be paid an annual administration fee equal to five percent of the total annual tax increment revenue received by KHRA. The Project will be located upon the following three current tax parcels: Sullivan County Tax Map 045C, Control Map 045C, Group C, Parcel 041.20 and Sullivan County Tax Map 045D, Control Map 045C, Group D, Parcels



023.20 and 023.00 which are the only three tax parcel within the Project Area. The TIF shall be limited to eligible expenditures for the Redevelopment Project within the Project Area.

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

The primary sources of revenue to pay for the Redevelopment Project are proceeds in the amount of \$ 2,310,240.00 from a permanent loan to the Developer, Developer investment of \$ 316,160 and tax increment based debt (to be issued by the KHRA in the form of bonds, notes, or other indebtedness) in a combined total amount not to exceed \$ 1,575,000, but in no event in an amount to exceed the estimated amount of debt that can be amortized over the 15 year increment periods which are hereby authorized by City of Kingsport (the "City") and Sullivan County, Tennessee (the "County"). Current projections suggest that the tax increment from the proposed improvements within the Project Area will be sufficient to retire this amount of indebtedness within a fifteen year amortization period for both the City and the County.

The total current property tax assessment for the Project Area is \$561,320. This results in annual property tax payments to the City in the amount of \$ \$11,587 and annual property tax payments to the County in the amount of \$ 14,425. The Redevelopment Project would result in a total estimated assessed value for property within the Project Area of \$ 4,714,525 (based on a \$18,858,102 tax appraised value). Based on current tax rates, this would result in total estimated annual city taxes of \$93,819 and total estimated annual county taxes of \$113,440. Because Sullivan County has dedicated \$0.22 of its \$ 2.4062 tax rate for repayment of indebtedness and the City of Kingsport has dedicated \$0.33 of its \$ 1.99 tax rate for repayment of indebtedness, that portion of the increment, pursuant to Tenn. Code Ann. §§13-20-205 and 9-23-103, shall not be allocated as provided in Paragraph G below but shall be collected and paid to the respective taxing agency as all other property taxes are collected and paid. Thus, the estimated total available increment from Sullivan County taxes after the statutory debt service set aside is \$ 90,797. The estimated total available increment from City of Kingsport taxes after statutory debt service set aside is \$ 68,943. The combined new tax revenue above the current base as a result of this Project would be \$13,705 to the County and \$9,137 for the City. A detailed calculation of these estimated projections is attached hereto as Exhibit Three. The redevelopment of the Project Area will not occur to the degree proposed without the use of tax-increment financing.

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

The amortization period for any indebtedness backed by the tax-increment revenue generated within the Project Area shall be no more than fifteen years from the date of issuance of the debt. In any event, the final maturity date of all indebtedness issued pursuant to this Amendment shall be on or before May 15, 2038. Upon retirement of all bonds, loans, or other indebtedness incurred and payable from tax-increment funds, or at such time as monies on deposit in the tax-increment fund or funds are sufficient for such purpose, all property taxes resulting from the incremental development of the project shall be retained by the appropriate taxing agency for disbursement according to law.



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

The total assessment of the City of Kingsport's real property tax base for the 2019 tax year is approximately \$ 1,878,156,270. The total assessment of Sullivan County's real property tax base for the 2019 tax year is approximately \$3,847,748,820. The current assessment of the Project Area represents 0.0002% of the City of Kingsport's property tax base and 0.000145% of the Sullivan County property tax base. The estimated assessment of the Proposed Improvements would represent 0.0025% of the current City of Kingsport tax base and 0.00122% of the current Sullivan County tax base. Based on these small percentages, the City and the County (the two taxing agencies affected by this Redevelopment Project) will not be substantially impacted financially by this tax-increment financing provision.

The development of the Redevelopment Project will result in additional residents and economic activity within the Redevelopment District. It is estimated approximately 180 total jobs could be created during the construction phase of the Redevelopment Project with a total economic impact of \$ 12,350,000 which results in significant local taxes and other revenue for local governments. In addition, the long term impact includes the addition of residents to our communities which results in significant additional local taxes and other revenue for local governments. While all these numbers rely on certain assumptions and projections, the end result of the Redevelopment Project is that a need for entry level home ownership has been met and the City and County will receive a substantial economic boost.

G. Division of Property Taxes.

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

1. The portion of the taxes which would be produced by the rate at which the tax is levied each year by each taxing agency, upon the assessed value of such property within the Project Area as of the 2020 tax year (which is the year of approval of this TIF amendment) ("Base Assessment"), shall be allocated to, and when collected, shall be paid to, the respective taxing agencies as taxes levied by such taxing agencies on all other property are paid; provided, that in any year in which taxes of the Project Area are less than the Base Assessment and the Dedicated Taxes, there shall be allocated and paid to those respective taxing agencies only those taxes actually imposed and collected; and provided further, that, in any year or years in which the Base Assessment would be diminished solely due to a rate reduction under Title 67, Chapter 5, Part 17, of the Tennessee Code, the Base Assessment shall nevertheless be established at the amount originally determined.

2. Subject to the restraints herein and applicable law, one hundred percent (100%) of all the taxes levied in each year in excess of the Base Assessment and Dedicated Taxes shall be allocated to and, when collected, shall be paid into a special fund or funds of

KHRA to pay the administration fee and to pay the principal of and interest on any bonds, loans or other indebtedness incurred or to be incurred by KHRA to finance or refinance, in whole or in part, eligible redevelopment expenses of the Redevelopment Project contemplated by the Redevelopment Plan, and such other expenses as may be allowed by law.

3. Upon retirement of all bonds, loans or other indebtedness incurred by KHRA and payable from such special fund or funds, or at such time as monies on deposit in such special fund or funds are sufficient for such purpose, all taxes levied each year in excess of the Base Assessment and Dedicated Taxes shall, when collected, be paid to the respective taxing agency as taxes levied by such taxing agencies on all other property are paid, and KHRA shall give notice to all affected taxing agencies of such retirement. Excess taxes beyond amounts necessary to fund or reserve for eligible expenditures may be applied to principal and interest of debt incurred to finance such eligible expenditures or shall revert to the taxing agency general fund. In any event, the division of property taxes required by this document shall not continue for any tax year beyond 2037.

#### H. Property Tax Assessments and Collection.

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

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

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

#### I. Documentation for Assessor's Office.

Upon approval of this Amendment, KHRA shall transmit to the assessor of property and the chief financial officer for each taxing agency affected, a copy of the description of all land within the Project Area (including tax parcel numbers), the date or dates of the approval of the redevelopment plan or amendment thereto, a copy of the resolution approving the redevelopment plan or approving an Amendment thereto, a map or plat indicating the boundaries of such property and the Base Assessment with respect to the Project Area, and taxes shall thereafter, when collected, be allocated and paid in the manner provided herein.



J. Excluded Taxes.

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

K. Interpretation.

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

L. Conditions of Tax Increment.

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



EXHIBIT ONE

## MAP OF STONEGATE PLAZA REDVELOPMENT DISTRICT

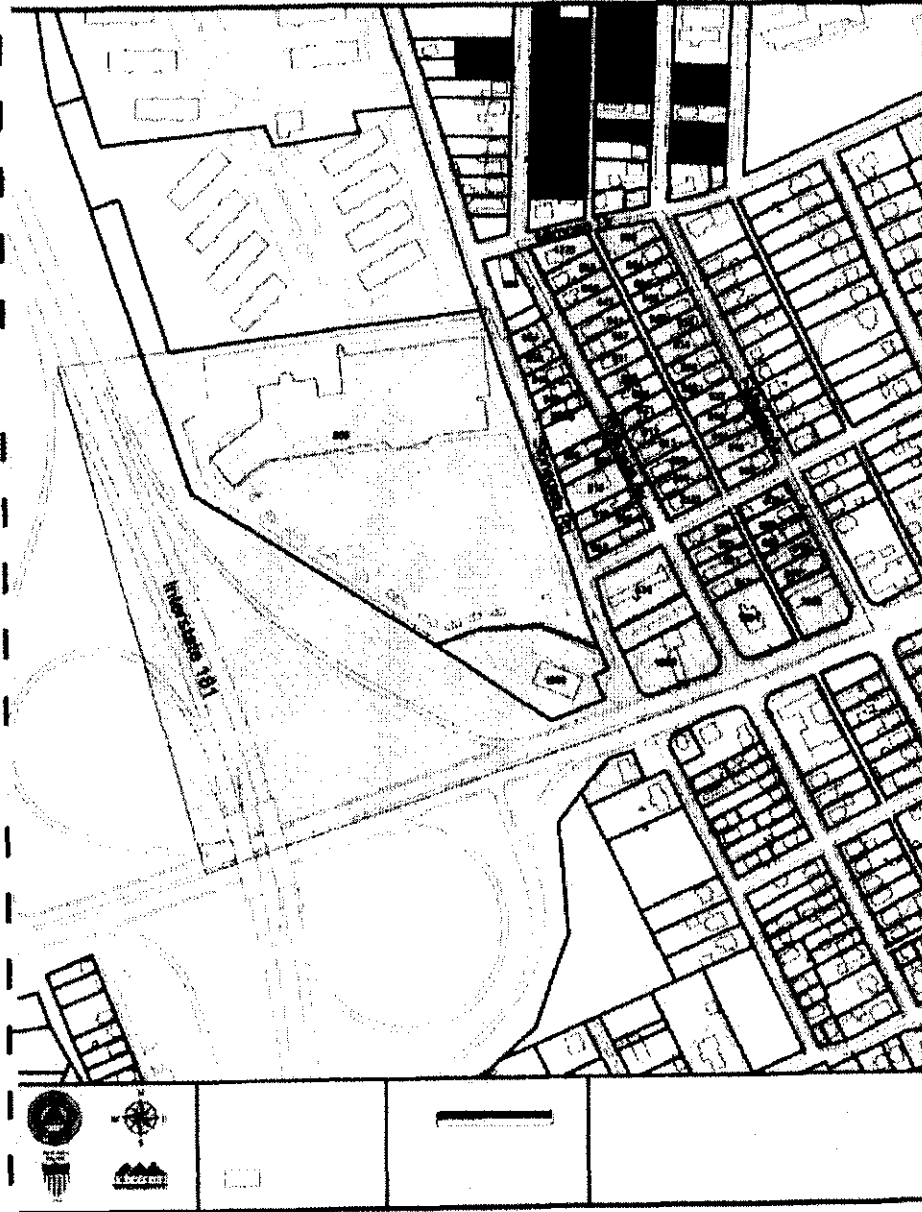


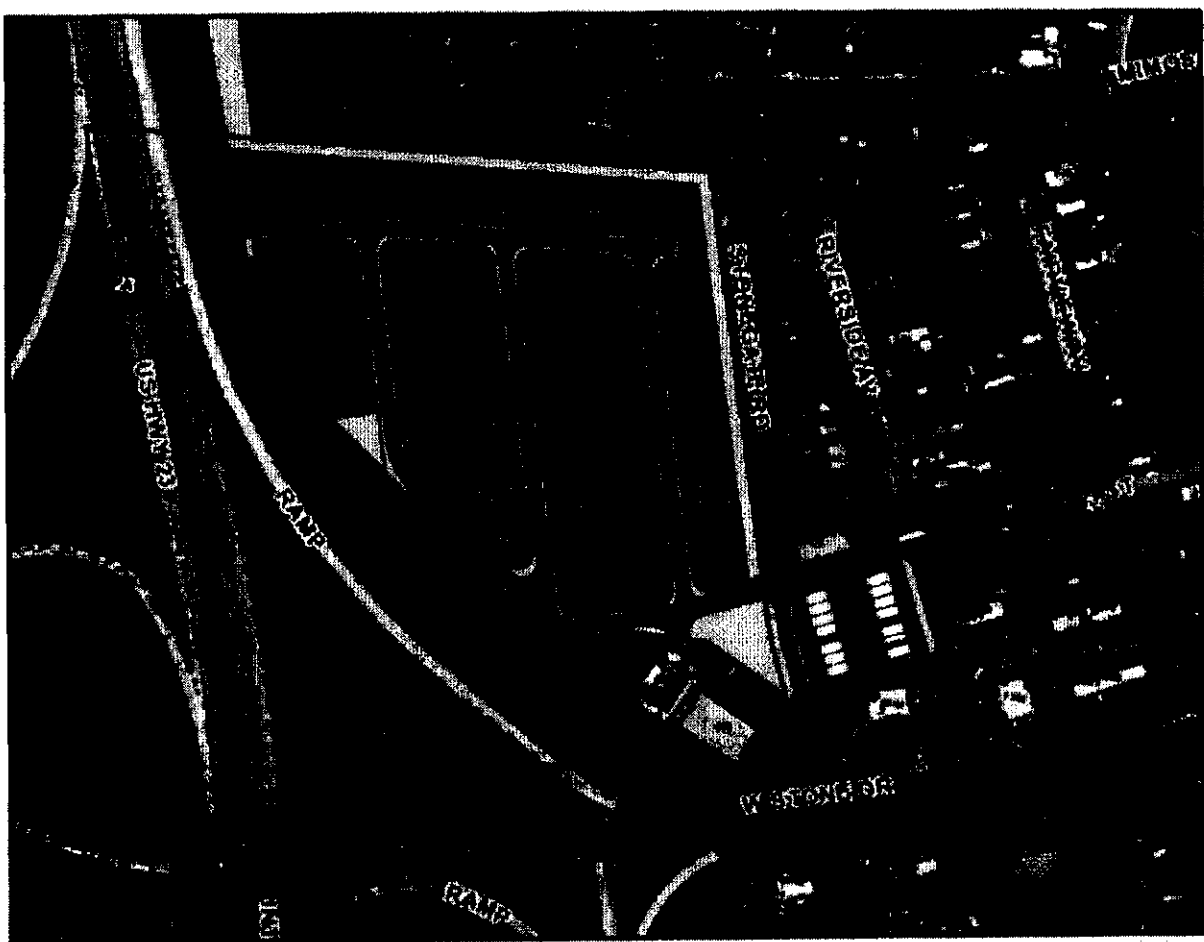
EXHIBIT TWOMAP OF STONEGATE PLAZA REDVELOPMENT DISTRICT  
WEST GATE PROJECT AREA



EXHIBIT THREE

TIF ESTIMATE  
 WEST GATE PROJECT AREA  
 STONEGATE PLAZA  
 REDEVELOPMENT DISTRICT

Total Original Assessed Base Value	\$561,320.00
County Tax Rate	2.4062
City Tax Rate	1.99
Total New Assessed Value	\$4,714,525.00
County Debt Service Rate	.22
City Debt Service Rate	.33
Total County Taxes	\$113,440.90
Base County Taxes	\$13,506.48
County Increment	\$99,934.42
County Debt Service Set Aside	\$9,137.05
Available County Increment after Debt Service	\$90,797.37
County Increment after 0% Holdback	\$90,797.37
County Increment after Admin Fee	\$86,257.50
Total City Taxes	\$93,819.05
Base City Taxes	\$11,170.27
Proposed City Increment	\$82,648.78
City Debt Service Set Aside	\$13,705.58
Available City Increment after Debt Service	\$68,943.20
City Increment after 0% Holdback	\$68,943.20
City Increment after Admin Fee	\$65,496.04
<b>Total City and County Increment available for Debt Service</b>	<b>\$151,753.54</b>



## West Gate – Storm Rework

Figure 2

**Unknown Existing line**

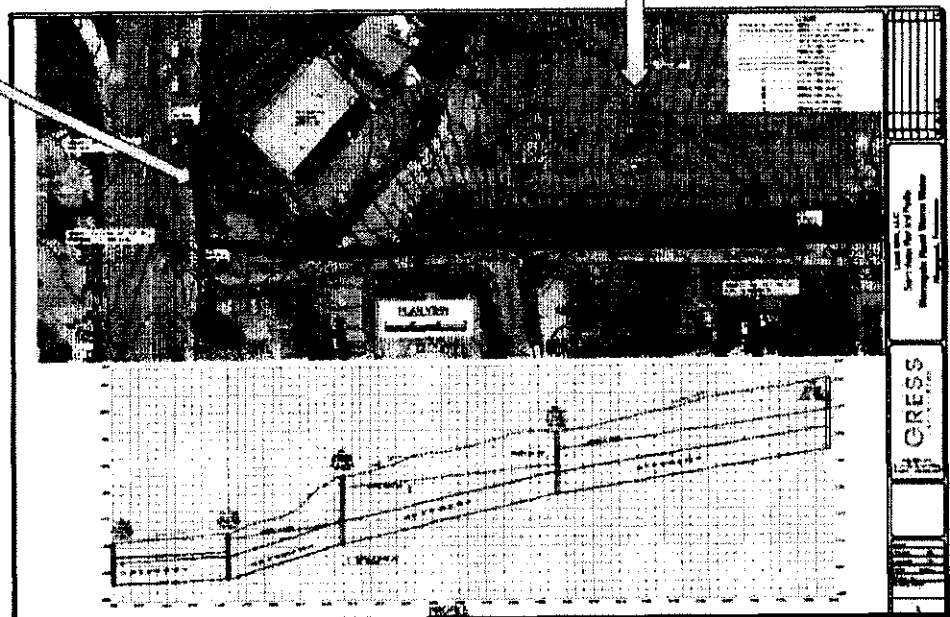


## West Gate – Storm Rework

Figure 2

### Route of New Line

### Existing line to be Abandoned



## Agenda subject voting report

Meeting name

Sullivan County Commission January 19 2023

1/19/2023

46 NEW BUSINESS Item 14 Resolution No. 2023-01-14 Sponsors: Locke/Gardner  
Vote

## Description

A RESOLUTION approving an amendment to the redevelopment plan authorizing additional tax increment financing for the Stonegate Plaza Redevelopment District West Gate project.

## Chairman

Venable, Richard

## Total vote result

Voting start time 7:28:45 PM  
Voting stop time 7:29:09 PM  
Voting configuration Vote  
Voting mode Open  
Vote result

Yes	20
Abstain	0
No	0
Total Present	20
Absent	4

## Group voting result

Group	Yes	Absent
No group	20	0
Total result	20	4

## 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*  
*243rd Annual Session*

Item 15  
No. 2023-01-15

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of January, 2023.

**RESOLUTION TO AMEND THE SULLIVAN COUNTY ZONING RESOLUTION TO IMPOSE ONE-YEAR MORATORIUM ON REZONING OF REAL PROPERTIES ON OR WITHIN ¼ MILE OF THE SOUTH FORK OF THE HOLSTON RIVER, EXCLUDING SOUTH HOLSTON LAKE, PENDING STUDY, RECOMMENDATIONS AND ACTION BY THE SULLIVAN COUNTY PLANNING & CODES DEPARTMENT, THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION, AND THIS BODY.**

**WHEREAS**, the middle and south fork of the Holston River, excluding South Holston Lake, have a national reputation for trout fishing; and

**WHEREAS**, fishing traffic on these rivers has increased; and

**WHEREAS**, real property owners on and near the south fork of the Holston River, excluding South Holston Lake, are petitioning Sullivan County to rezone their properties to AR, ARV, and RRC districts for use as rental property, for construction of rental cabins, for camping and over-night stay, and for other uses related to said fishing; and

**WHEREAS**, it appears that there is not proper zoning regulation nor adequate public services in said area to support such use and development; and

**NOW, THEREFORE BE IT RESOLVED** that this Sullivan County Board of Commissioners wishes to and does hereby initiate the process to amend the Sullivan County Zoning Resolution such as to place a one-year moratorium on consideration of certain (defined below) requests to rezone real properties lying adjacent to or within ¼ mile (further defined below) of the south fork of the Holston River, excluding South Holston Lake, pending study by the Sullivan County Planning & Codes Department and the Sullivan County Regional Planning Commission of the use, growth and development in such area, the effect on such river, and pending recommendations from said study regarding the orderly development of the area, provision of public services, protection of such river and proper zoning regulation.

**BE IT FURTHER RESOLVED** that this Resolution to amend the Sullivan County Zoning Resolution by imposing a moratorium proceed as required by law, including review and recommendation by the Sullivan County Regional Planning Commission, as would any other effort to amend the Sullivan County Zoning Resolution, and that after said procedure, this proposed request to amend by imposing a moratorium be brought back immediately to this body for approval.

**BE IT FURTHER RESOLVED** that this moratorium shall apply only to real properties lying adjacent to the south fork of the Holston River, excluding South Holston Lake, and to real properties located within ¼ mile of the south fork of the Holston River, excluding South Holston Lake, measured from the center of the river to the closest spot on the real property proposed for rezoning measured in a straight line; and

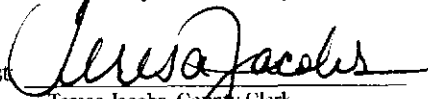


**BE IT FURTHER RESOLVED** that during said moratorium the Sullivan County Planning & Codes Department and the Sullivan County Regional Planning Commission study the use, growth and development in such area, the effect on such river, and make recommendations arising from said study regarding the orderly development of the area, provision of public services, protection of such river and proper zoning regulation.

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

Approved this 19th day of January, 2023.

Attest

  
Teresa Jacobs, County Clerk

Approved

  
Richard S. Venable, County Mayor

**Sponsored By: Commissioner Joe Carr**

**Co-Sponsor(s): Commissioner Zane Vanover, Mark Ireson, Crosswhite**

2023-01-15 ACTIONS: 01/19/23 Approved on Waiver of Rules, 16 votes needed for passage. 20 Yes, 4 Absent



# Agenda subject voting report

174

Meeting name

Sullivan County Commission January 19 2023

1/19/2023

47 NEW BUSINESS Item 15 Resolution No. 2023-01-15 Sponsors: Carr/Vanover, Ireson, Crosswhite  
Vote

## Description

RESOLUTION TO AMEND THE SULLIVAN COUNTY ZONING RESOLUTION TO IMPOSE ONE-YEAR MORATORIUM ON REZONING OF REAL PROPERTIES ON OR WITHIN ¼ MILE OF THE SOUTH FORK OF THE HOLSTON RIVER, EXCLUDING SOUTH HOLSTON LAKE, PENDING STUDY, RECOMMENDATIONS AND ACTION BY THE SULLIVAN COUNTY PLANNING & CODES DEPARTMENT, THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION, AND THIS BODY.

## Chairman

Venable, Richard

## Total vote result

Voting start time 7:53:53 PM  
Voting stop time 7:54:12 PM  
Voting configuration Vote  
Voting mode Open  
Vote result

Yes	20
Abstain	0
No	0
Total Present	20
Absent	4

## Group voting result

Group	Yes	Absent
No group	20	0
Total result	20	4

## Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
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			

## Agenda subject voting report

Meeting name

Sullivan County Commission January 19 2023

1/19/2023

Name	Yes	Abstain	No	Absent
Ward, Travis ()	X			

*Sullivan County*  
*Board of County Commissioners*  
*243rd Annual Session*

Item 16  
 No. 2023-01-16

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19<sup>th</sup> day of January, 2023.

**A RESOLUTION TO AMEND THE COUNTY'S CONTRIBUTION TO THE KINGSPORT LIFE SAVING CREW WITH A \$7,000 INCREASE FOR THE REMAINDER OF THE FISCAL YEAR TO MEET INSURANCE REGULATIONS.**

WHEREAS, Kingsport Life Saving Crew, Inc., is a non-profit community organization serving the region; and

WHEREAS, Sullivan County and the city of Kingsport have a mutual aid agreement, including a first responder mutual aid agreement between Kingsport Life Saving Crew and the Kingsport Fire Department; and

WHEREAS, the insurance provider for Kingsport Life Saving Crew, VFIS, requires someone to be 21 years of age or older to drive KLSC rescue trucks when responding to emergency calls; and

WHEREAS, the non-profit needs to ensure an engineer be in place as a driver on the truck when responding to emergency calls; and

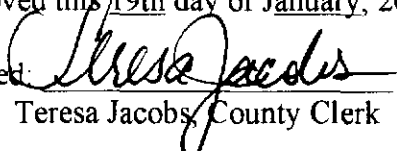
WHEREAS, that will increase the non-profit's payroll by \$7,000 for the remainder of the fiscal year; and


NOW, THEREFORE BE IT RESOLVED the Sullivan County Commission approves increased funding of \$7,000 for the remainder of the fiscal year to Kingsport Life Saving Crew, Inc., accounts to be assigned by the County Finance Department.

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

**WAIVER OF RULES REQUESTED**

Approved this 19<sup>th</sup> day of January, 2023.

Attested:   
 Teresa Jacobs, County Clerk

Approved:   
 Richard S. Venable, County Mayor

**Sponsored By: Commissioner Hunter Locke**  
**Prime Co-Sponsor(s): Gardner, Calton**

2023-01-16 ACTIONS: 01/19/23 Approved on Waiver of Rules, 16 votes needed for passage. 20 Yes, 4 Absent





# Agenda subject voting report

Meeting name

Sullivan County Commission January 19 2023

1/19/2023

48 NEW BUSINESS Item 16 Resolution No. 2023-01-16 Sponsors: Locke/Gardner  
Vote48

## Description

A RESOLUTION TO AMEND THE COUNTY'S CONTRIBUTION TO THE KINGSFORT LIFE SAVING CREW WITH A \$7,000 INCREASE FOR THE REMAINDER OF THE FISCAL YEAR TO MEET INSURANCE REGULATIONS.

## Chairman

Venable, Richard

## Total vote result

Voting start time 8:02:18 PM  
Voting stop time 8:02:44 PM  
Voting configuration Vote  
Voting mode Open  
Vote result

Yes	20
Abstain	0
No	0
Total Present	20
Absent	4

## Group voting result

Group	Yes	Absent
No group	20	0
Total result		20 84

## 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**  
**243rd Annual Session**

Item 17  
 No. 2023-01-17

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 19<sup>th</sup> day of January 2023.

**RESOLUTION TO COMPLETE THE AUTHORIZATION OF CAPITAL OUTLAY NOTES TO FINANCE THE PURCHASE OF SHERIFF VEHICLES**

IN THE AMOUNT OF ~~\$550,000.00~~ \$1,550,000.00

WHEREAS, Sullivan County has passed several actions beginning on November 9, 2022 (original Resolution No. 2022-11-109).

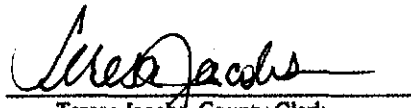
WHEREAS, the Comptroller of the Treasury for the state of Tennessee has authorized the issuance of the Capital Outlay Notes.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approve the resolution to authorize Capital Outlay Notes to purchase Sheriff Department vehicles.

All resolutions in conflict herewith be and the same rescinded as far as such conflict exists.

Duly passed and approved this 19th day of January 2023

Attest:

  
 Teresa Jacobs, County Clerk

  
 Richard S. Venable, County Mayor

Sponsored by: Michael Cole

Co-Sponsored by: Andrew Cross

COMMISSION ACTION: 01/19/23 Approved 20 Yes, 4 Absent  
 Amended by Larry Bailey, Director of Accounts and Budgets to add "IN THE AMOUNT OF \$1,550,000.00"

*as amended*



## Capital Outlay Note Resolution

Resolution No. 2022-11-109 (as amended January 19, 2023)

RESOLUTION OF THE GOVERNING BODY OF  
SULLIVAN COUNTY, TENNESSEE,  
 AUTHORIZING THE ISSUANCE, SALE, AND PAYMENT OF  
SHERIFF'S VEHICLES CAPITAL OUTLAY NOTES  
 NOT TO EXCEED \$1,550,000.00

WHEREAS, the Governing Body of the Sullivan County Tennessee, (the "Local Government") has determined that it is necessary and desirable to issue capital outlay notes in order to provide funds for the following public works project: SHERIFF'S VEHICLES; and

WHEREAS, the Governing Body has determined that the Project is a public works project within the meaning of the Act (as defined below); and

WHEREAS, under the provisions of Parts I, IV and VI of Title 9, Chapter 21, Tennessee Code Annotated (the "Act"), local governments in Tennessee are authorized to finance the cost of this Project through the issuance and sale of interest-bearing capital outlay notes upon the approval of the Comptroller of the Treasury or Comptroller's designee; and

WHEREAS, the Governing Body finds that it is advantageous to the Local Government to authorize the issuance of capital outlay notes to finance the cost of the Project;

NOW THEREFORE, BE IT RESOLVED by the Governing Body of Sullivan County Tennessee, as follows:

**Section 1.** For the purpose of providing funds to finance the cost of the Project, the chief executive officer of the Local Government is hereby authorized in accordance with the terms of this resolution, and upon approval of the Comptroller of the Treasury or Comptroller's designee, to issue and sell interest-bearing capital outlay notes in a principal amount not to exceed one million five hundred fifty Dollars (\$1,550,000.00) (the "Notes"). The Notes shall be designated "Sheriff's Vehicles Capital Outlay Notes, Series 2023"; shall be numbered serially from 1 upwards; shall be dated as of the date of issuance; shall be in denomination(s) as agreed upon with the purchaser; shall be sold at not less than 99% of par value plus accrued interest if any; and shall bear interest at a rate or rates not to exceed three point one per cent (3.1%) per annum, and in no event shall the rate exceed the legal limit provided by law. TP

**Section 2.** The Notes shall mature January 10, 2027 fiscal years after the fiscal year of issuance and, unless otherwise approved by the Comptroller of the Treasury or Comptroller's designee, the Notes shall be amortized through mandatory redemption in amounts reflecting level debt service on the Notes or an equal



amount of principal paid in each fiscal year as is agreed upon by the chief executive officer and the Purchaser. The principal amount paid in each fiscal year shall be set forth in the form of the Note. The weighted average maturity of the Notes shall not exceed the reasonably expected weighted average life of the Project which is hereby estimated to be four (4) years.

**Section 3.** The Notes shall be subject to redemption at the option of the Local Government, in whole or in part, at any time, at the principal amount and accrued interest to the date of redemption, without a premium, or, if sold at par, with or without a premium of not exceeding one percent (1%) of the principal amount as determined with the purchaser.

**Section 4.** The Notes shall be direct general obligations of the Local Government, for which the punctual payment of the principal and interest on the Notes, the full faith and credit of the Local Government is irrevocably pledged, and the Local Government hereby pledges its taxing power as to all taxable property in the Local Government for the purpose of providing funds for the payment of principal of and interest on the Notes. The Governing Body of the Local Government hereby authorizes the levy and collection of a special tax on all taxable property of the Local Government over and above all other taxes authorized by the Local Government to create a sinking fund to retire the Notes with interest as they mature in an amount necessary for that purpose.

**Section 5.** The Notes shall be executed in the name of the Local Government; shall bear the signature of the chief executive officer of the Local Government and the signature of the recording officer of the Local Government and shall be payable as to principal and interest at the office of recording officer of the Local Government or at the office of the paying agent duly appointed by the Local Government. Proceeds of the Notes shall be deposited with the official designated by law as custodian of the funds of the Local Government. All proceeds shall be paid out for financing the Project pursuant to this Resolution and as required by law.

**Section 6.** The Notes will be issued in fully registered form and that at all times during which any Note remains outstanding and unpaid, the Local Government or its agent shall keep or cause to be kept at its office a note register for the registration, exchange, or transfer of the Notes. The note register, if held by an agent of the Local Government, shall at all times be open for inspection by the Local Government or any duly authorized officer of the Local Government. Each 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 together with a written instrument or transfer satisfactory to the Local Government duly executed by the registered owner or the registered owner's duly authorized attorney. Upon the transfer of any such Note, the Local Government 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 Notes. 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.

**Section 7.** The Notes shall be in substantially the form attached as Attachment 1 with only changes as are necessary or appropriate to comply with the requirements of the purchaser thereof as determined by the chief executive officer. P

**Section 8.** The Notes shall be sold through the informal bid process provided in Tenn. Code Ann. Section 9-21-609.



**Section 9.** The Notes shall not be sold until receipt of the Comptroller of the Treasury or Comptroller's Designee's written approval for the sale of the Notes.

**Section 10.** The chief executive officer is authorized to designate the Notes as qualified tax-exempt obligations for the purpose of Section 265(b) (3) of the Internal Revenue Code of 1986 if so eligible to be designated.

**Section 11.** After the sale of the Notes, and for each year that any of the Notes are outstanding, the Local Government shall prepare an annual budget and budget ordinance in a form consistent with accepted governmental standards and as approved by the Comptroller of the Treasury or Comptroller's designee. The budget shall be kept balanced during the life of the Notes and shall appropriate sufficient monies to pay all annual debt service. The annual budget and ordinance shall be submitted to the Comptroller of the Treasury or Comptroller's designee immediately upon its adoption; however, it shall not become the official budget for the fiscal year until such budget is approved by the Comptroller of the Treasury or Comptroller's Designee in accordance with Title 9, Chapter 21, Tennessee Code Annotated (the "Statutes"). If the Comptroller of the Treasury or Comptroller's designee determines that the budget does not comply with the Statutes, the Governing Body shall adjust its estimates or make additional tax levies sufficient to comply with the Statutes, or as directed by the Comptroller of the Treasury or Comptroller's designee.

**Section 12.** All orders or resolutions in conflict with this Resolution are hereby repealed insofar as such conflict exists and this Resolution shall become effective immediately upon its passage.

Duly passed and approved this 19<sup>th</sup> day of January 2023

---

(Local Government Chief Executive)

ATTESTED:

---

(Recording Officer)



Attachment 1  
CAPITAL OUTLAY NOTE FORM

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

Registered \$ 1,550,000.00

SULLIVAN COUNTY

of the State of Tennessee

Capital Outlay Notes, Series 2022

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

INTEREST RATE: 3.1%

MATURITY DATE: 12/2026

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 (named above), or registered assigns, the Principal Sum specified above on the Maturity Date specified above or according to an amortization schedule attached hereto (unless this note shall have been duly called for prior redemption and payment of the redemption price shall have been 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 \$1,550,000.00 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 (15th) 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 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 Local 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 0% of par value.

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.

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 County Mayor and attested by the signature of the County Clerk 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)



## ASSIGNMENT

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

Amount: \$1,550,000.00

For value received, the undersigned hereby sells, assigns, and transfers unto

\_\_\_\_\_  
(Name and Address of assignee)\_\_\_\_\_  
(Please indicate social security or other tax identifying number of assignee)

The within-mentioned note and hereby irrevocably constitutes and appoints \_\_\_\_\_  
attorney-in-fact, to transfer the same on the note register in the office of the \_\_\_\_\_  
\_\_\_\_\_ or the agent of the Local Government with full power of substitution in the premises.

Date: \_\_\_\_\_

Assignor: \_\_\_\_\_

Address: \_\_\_\_\_





Attachment to Resolution No. 2022-11-109

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 TennesseePrincipal 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)



Division/Vehicle Type	Quantity	Price	Total	Account Code
Patrol/ SUV	18	\$ 52,632.62	\$ 947,387.16	54110.600
K-9/ SUV	1	\$ 57,024.72	\$ 57,024.72	54110.600
CID/ F-150	1	\$ 57,039.36	\$ 57,039.36	54110.600
F-150	1	\$ 66,727.96	\$ 66,727.96	54110.600
F-150	4	\$ 58,607.76	\$ 234,431.04	54110.600
Jail/ F-150	2	\$ 60,515.36	\$ 121,030.72	54210.600
Jail Dual Prisoner Divider/ F-150	1	\$ 61,122.36	\$ 61,122.36	54210.600
Total			\$ 1,544,763.32	



Date: 01/11/2023

**BANK OF TENNESSEE**

Page 1

Customer Name: SULLIVAN COUNTY TENNESSEE Loan/Customer Number: 8000048799

<b>Funding Date:</b>	01/11/2023	<b>Compounding:</b>	U.S. Rule	<b>Principal:</b>	1,550,000.00
<b>First Payment Date:</b>	01/11/2024	<b>Period:</b>	Actual/360	<b>Initial Interest Rate:</b>	0.000%
		<b>Pmt Schedule:</b>	Annually	<b>Interest Rate:</b>	3.100%
				<b>Pmt Amount:</b>	418,445.14

Payment Number	Payment Date	Days	Payment Amount	Interest Amount	Principal Reduction	Outstanding Balance	Equity Built
1	01/11/2024	365	\$418,445.14	48,717.36	369,727.78	1,180,272.22	\$369,727.78
2	01/11/2025	366	\$418,445.14	37,198.24	381,246.90	799,025.32	\$750,974.68
3	01/11/2026	365	\$418,445.14	25,113.81	393,331.33	405,693.99	\$1,144,306.01
4	01/11/2027	365	\$418,445.18	12,751.19	405,693.99	.00	\$1,550,000.00
2027	Totals:		1,673,780.60	123,780.60	1,550,000.00		
<b>Grand Totals:</b>			1,673,780.60	123,780.60	1,550,000.00		

*This amortization schedule is provided to you for your convenience. The amortization may include estimates based upon information provided by you. Actual terms of credit offered by us may vary from this amortization schedule. The outstanding balance shown above will vary from your actual outstanding balance owed to the Bank because of the timing of payments.*



# Agenda subject voting report

168

Meeting name

Sullivan County Commission January 19 2023

1/19/2023

To Complete The Auth Of Capital Outlay Notes To Finance the Purchase Of Sheriff Vehicles

Description Item #17

Chairman

Venable, Richard

## Total vote result

Voting start time 8:06:28 PM  
Voting stop time 8:06:41 PM  
Voting configuration Vote  
Voting mode Open  
Vote result

Yes	20
Abstain	0
No	0
Total Present	20
Absent	4

## Group voting result

Group	Yes	Absent
No group	20	0
Total result	20	4

## Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
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			

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

**January 19, 2023**

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

**motion by: Carlton**

**2nd by Gardner**

[illegible]

\* 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 Regional Planning Commission shall hold a public meeting on **Tuesday, December 20, 2022** at the Sullivan County Courthouse in Blountville, Tennessee to consider a rezoning request from R-1 to B-3 for Babubhai Patel for his property located at 3011 Bloomingdale Road in the 10<sup>th</sup> Civil District and being Tax Map 031C, Group A, Parcel 021.00 for purposes of renovating the existing building into a convenience store. The Kingsport Regional Planning Commission shall consider two additional county rezoning requests at their regular meeting on **Thursday, December 15, 2022** at Kingsport City hall, for 1) Campbell & Shirley Slemple to rezone their property at Buttermilk Road from A-1 to M-1, being Tax Map 093, Parcels 3.40 and 3.41 within the 7<sup>th</sup> Civil District to sell for a truck driving school; and 2) Russell Cable to rezone his property at 285 Fall Creek Road from R-1 to A-5, being Tax Map 063, Parcel 101.00 within the 7<sup>th</sup> Civil District to allow an additional accessory structure. All 3 of these rezoning petitions shall be considered for final approval during the public hearing of the Board of County Commissioners **Thursday, January 19, 2023 at 6:00PM** 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.

Ad Number      Ad Type  
0001617678-01      XLegal Liner

External Ad Number

Ad Size                      Color  
2 X 40 ii

Order Start Date              Order Stop Date  
11/30/2022                      11/30/2022

# PUBLIC NOTICE

Sullivan County Regional Planning Commission shall hold a public meeting on **Tuesday, December 20, 2022** at the Sullivan County Courthouse in Blountville, Tennessee to consider a rezoning request from R-1 to B-3 for Babubhai Patel for his property located at 3011 Bloomingdale Road in the 10th Civil District and being Tax Map 031C, Group A, Parcel 021.00 for purposes of renovating the existing building into a convenience store. The Kingsport Regional Planning Commission shall consider two additional county rezoning requests at their regular meeting on **Thursday, December 15, 2022** at Kingsport City hall, for 1) Campbell & Shirley Slomp to rezone their property at Buttermilk Road from A-1 to M-1, being Tax Map 093, Parcels 3.40 and 3.41 within the 7th Civil District to sell for a truck driving school; and 2) Russell Cable to rezone his property at 285 Fall Creek Road from R-1 to A-5, being Tax Map 063, Parcel 1 01.00 within the 7th Civil District to allow an additional accessory structure. All 3 of these rezoning petitions shall be considered for final approval during the public hearing of the Board of County Commissioners **Thursday, January 19, 2023 at 6:00PM** 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.

PUB 1T: 11/30/22

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: 11-1-22

Property Owner: Campbell &amp; Shirley Stump

Address: 424 Luca Bella Ln unit 434

Phone number: New Smyrna Beach, FL 32168

Email: Matt@TrititiesTruckDrivingSchool.com

Property Identification

Tax Map: 093

Group:

Parcel: 003,90 &amp; 003,11

Zoning Map:

Zoning District: A71

Proposed District: M-1

Civil District: 7th

Property Location: Buttonville Rd. Blountville, TN

Commission District: 7th

Purpose of Rezoning: Commercial to relocate truck driving school to this property

Meetings

Planning Commission: Kingsport

Place: 415 Broad St, 3rd Floor Board Room

Date: 12/15/22

Time: 5:30 PM

Kingsport, TN

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

Denied: ☒

County Commission:

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

Date: 1/19/23

Time: 6:00 PM

DENIED 20 NO, 4 ABSENT

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

Denied: ☒DEED RESTRICTIONS

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

Owner's Signature: [Signature]

Date: 11-1-22

Notary Public: [Signature]My Commission Expires: [Signature]



## Sullivan County - Parcel: 093 003.41



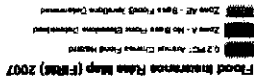
Date: November 9, 2022

County: Sullivan  
 Owner: SLEMP CAMPBELL B  
 Address: BUTTERMILK ROAD  
 Parcel Number: 093 003.41  
 Deeded Acreage: 0.6  
 Calculated Acreage: 0  
 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. METI/ 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, Surri Co 911  
 Kingsport, Ky 415  
 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 in the State of Tennessee should be retained for all questions of boundary and / or location of lot lines.

**Buildings**      ●      **County School**  
**Sullivan County**  
**Zoning**

A-1

**A-2**

**A-5**

AR:

**B-1**

**2-B**

2-8

B-4

L-12

7-14

PBU-3

FD-350

LAND

7-044

1521

721

— 4 —

10

...

**Water**

**Kingsport Regional Planning Commission**  
**Rezoning Report**

**File Number REZONE22-0333**

**Buttermilk Road (County Rezoning)**

<b>Property Information</b>			
<b>Address</b>		Buttermilk Road	
<b>Tax Map, Group, Parcel</b>		Map 093, Parcel 003.40 & 003.41	
<b>Civil District</b>		7	
<b>Overlay District</b>		n/a	
<b>Land Use Designation</b>		Low density Residential/Agricultural	
<b>Acres</b>		3.55+/-	
<b>Existing Use</b>		<b>Existing Zoning</b>	A-1 (County)
<b>Proposed Use</b>		<b>Proposed Zoning</b>	M-1 (County)
<b>Owner /Applicant Information</b>			
<b>Name:</b> Matthew Pickle <b>Address:</b> 1815 Port Circle <b>City:</b> Johnson City <b>State:</b> TN <b>Zip Code:</b> 37604 <b>Phone:</b> (276)614-8943		<b>Intent:</b> <i>To rezone from A-1 to M-1 to relocate a truck driving school.</i>	
<b>Planning Department Recommendation</b>			
<p>The Kingsport Planning Division recommends sending a <b>NEGATIVE</b> recommendation to Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> <li>• <i>The zoning change is not compatible with the surrounding A-1 zoning and low-density residential use.</i></li> <li>• <i>This site does not meet the location criteria for an M-1 zone as described in the Sullivan County Zoning Resolution.</i></li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <p><i>The zoning area consists of 2 parcels and approximately 3.55 +/-acres. A rezoning to M-1, in staff's opinion, is not the most appropriate use for the property. The proposed M-1 zone requires locations relatively well segregated from nonmanufacturing uses and all new M-1 districts should be located along arterial or major collector routes, AND near existing commercial or manufacturing center per the Sullivan County zoning resolution.</i></p>			
<b>Planner:</b>	Savannah Garland	<b>Date:</b>	November 23, 2022
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>December 15, 2022</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

## Rezoning Report

## Kingsport Regional Planning Commission

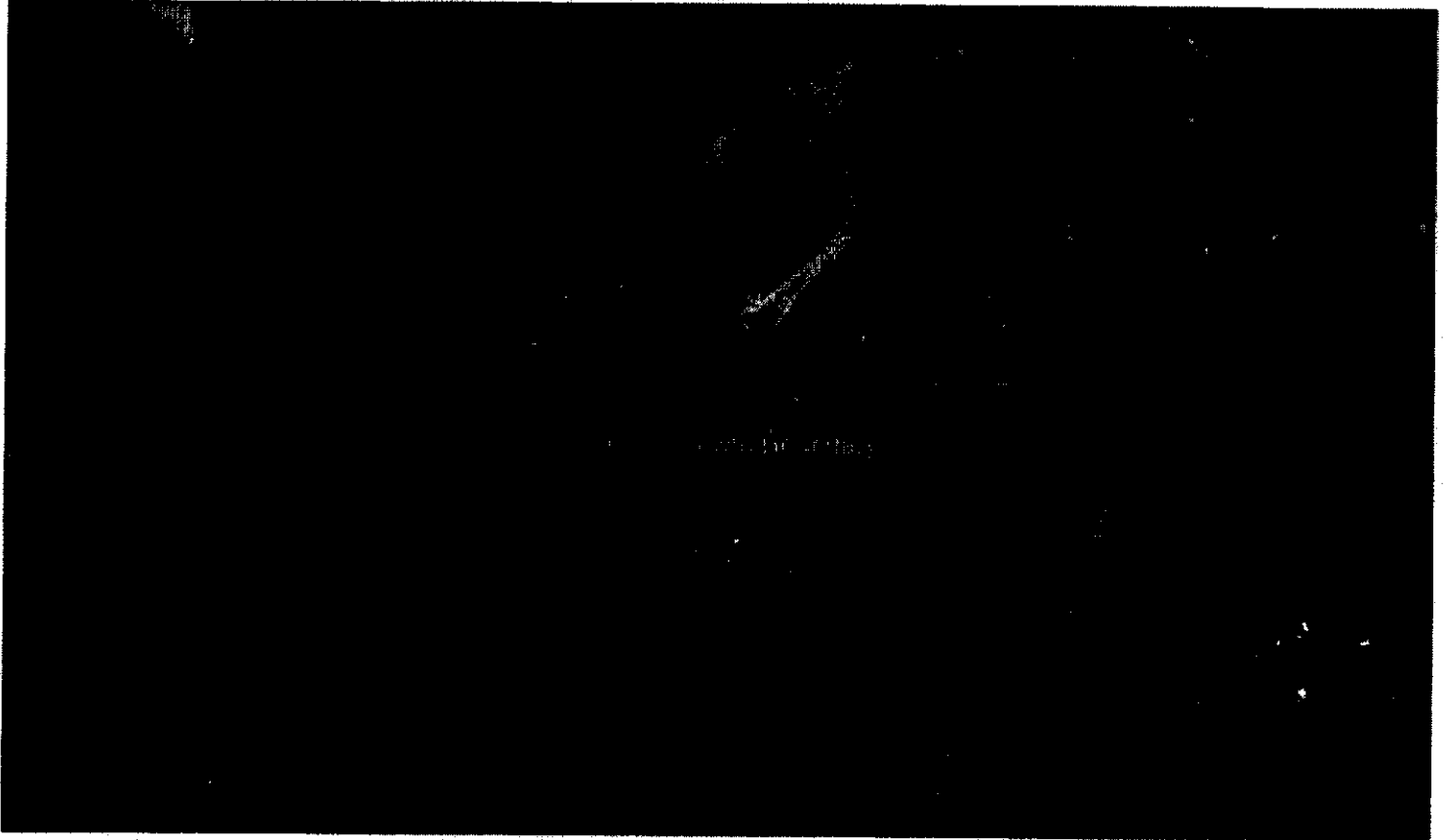
File Number REZONE22-0333

PROPERTY INFORMATION		County Rezoning
ADDRESS		Buttermilk Road
DISTRICT		7
OVERLAY DISTRICT		n/a
EXISTING ZONING		A-1 (County)
PROPOSED ZONING		M-1 (County)
ACRES	3.55 +/-	
EXISTING USE	Low Density Residential/Agricultural	
PROPOSED USE	Commercial	

**INTENT**

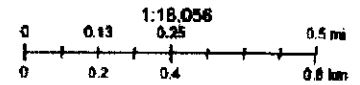
*To rezone from A-1 to M-1 to relocate a truck driving school.*

Site Map



11/23/2022, 10:58:28 AM

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



Web Application for ArcGIS



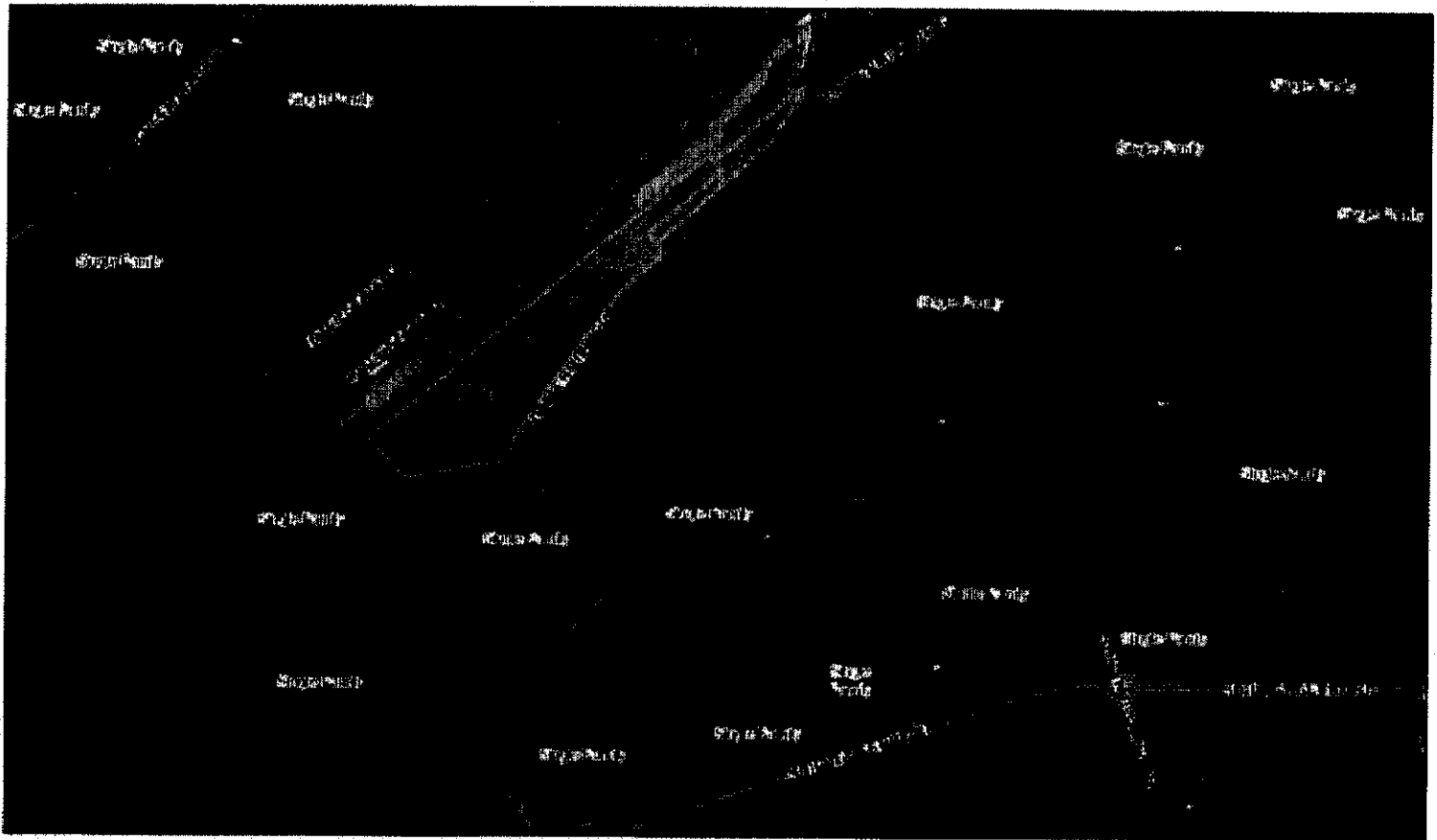


**Rezoning Report**

**Kingsport Regional Planning Commission**

**File Number REZONE22-0333**

**City Future Land Use – Surrounding Single Family Residential  
Future Land Use**



11/23/2022, 11:02:45 AM

Hawkins County Parcels	Railroad_ROW	Sullivan County Parcels	Railroad_ROW	Washington County Parcels	Railroad_ROW
Lake_Pond	River	Lake_Pond	River	Lake_Pond	River
Parcel_Conflict	Street_ROW	Parcel_Conflict	Street_ROW	Parcel_Conflict	Street_ROW
Parcels		Parcels		Parcels	

Kpt 911 Address

1:4,514  
0 0.03 0.06 0.12 mi  
0 0.06 0.1 0.2 km

Web Application for ArcGIS



## **Sullivan County Zoning Resolution**

- **M-1 Light Manufacturing District** - This class of district is intended to provide space for the types of manufacturing activities, which by reason of volume of raw materials or freight, scale of operation, type of structures required, or other similar characteristics require locations relatively well segregated from nonmanufacturing uses. Except as specified in Appendix B, Subsection B-105.2, Subpart 9, (Residential Occupancy in Connection with Nonresidential Activity), new residential activities are excluded. Commercial establishments and community facilities, which provide needed services for industry and are complementary thereto, are permitted. All new M-1 districts should be located along arterial or major collector routes and near existing commercial or manufacturing centers.

**Kingsport Regional Planning Commission**

**Rezoning Report**

**File Number REZONE22-0333**

**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 surrounded by A-1 (agricultural/residential) zoning and it will NOT permit a use that is suitable for the Future Land Use development. The proposed M-1 district should be near existing commercial and manufacturing centers per the Sullivan County zoning resolution.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposal will impact adjacent property adversely. The proposed M-1 district should be well segregated from nonmanufacturing uses per the Sullivan County zoning resolution.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current zone does not offer reasonable economic use for the proposal at the 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 not appropriate for Commercial.  
**Proposed use: M-1 (Commercial)**

**The Future Land Use Plan Map recommends county: Low density  
Residential/agricultural; city: surrounding 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 proposed M-1 zoning require locations relatively well segregated from nonmanufacturing uses. All new M-1 districts should be located along arterial or major street collector routes AND near existing commercial or manufacturing center. This property is surrounded by A-1 zoning.
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 M-1 zone will not exist in harmony with the abutting/existing A-1 zone and will create an isolated district.

**Rezoning Report**

**Kingsport Regional Planning Commission**

**File Number REZONE22-0333**

**CONCLUSION**

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

\* This is a petition opposing rezoning request  
by Matthew Dickel / Campbell & Shirley Stamp  
on current zone of A-1 to H-1.

Tax map 093, Parcel 00340 & 00341 on  
Sullivan Co. map.

~~Jeff Smith~~ ~~PLM~~

301 Buttermilk Rd. Blountville TN 37617

John Sumner ~~PLM~~

2184 Shipley Ferry Rd. Blountville TN 37617

STILL LARGE

448 B BUTTERMILK RD E

BLOUNTVILLE TN 37617

April Louise

2132 Buttermilk Rd.

Blountville TN 37617

Peter + Melissa Webb

~~PLM~~ ~~MLW~~

484 Buttermilk Rd E

Blountville TN 37617

GLORIA SMITH

~~Gloria B Smith~~

1845 Shipley Ferry Rd

Ringsport, TN. 37663

ED & JUDY SANDIDGE

454 BUTTERMILK EAST

BLOUNTVILLE, TN 37617

~~Ed & Judy Sandidge~~

Judith Sandidge

(No subject)

Approx. 1,800 feet from  
re-zone request

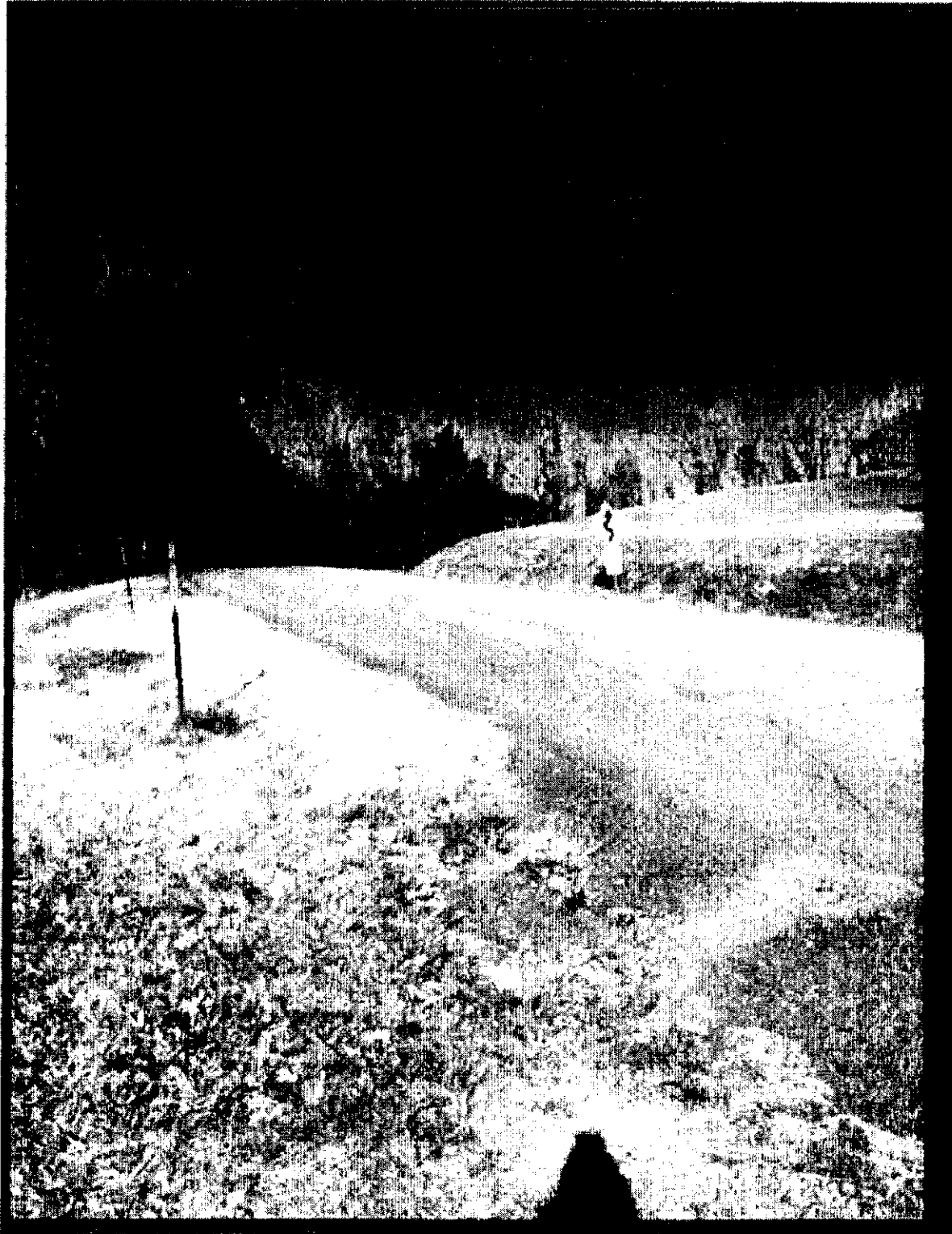
Thu 11/29/2022 6:49 PM



Approx. 1,800 feet from  
re-zone request

(No subject)

Tue 11/29/2022 6:50 PM



Approx. 1,000 feet from  
re-zone request

(No subject)

Tue 11/29/2022 6:50 PM



\* Approx. 800 feet from  
re-zone request

(No subject)

Tue 11/29/2022 6:51 PM

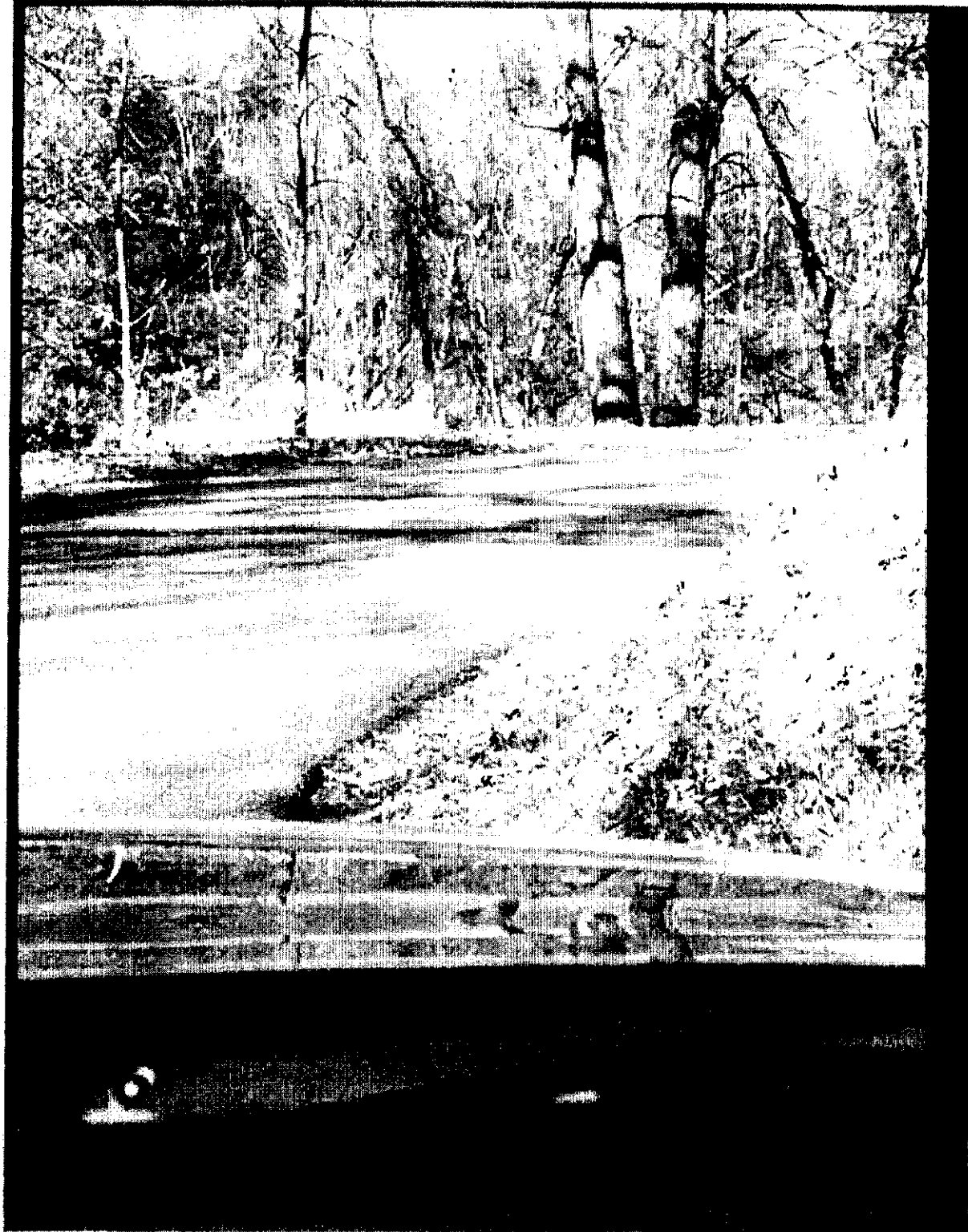




(No subject)

800 ft. from  
re-zone request

Tue 11/29/2022 6:54 PM



(No subject)

\* Property requesting  
re-zone

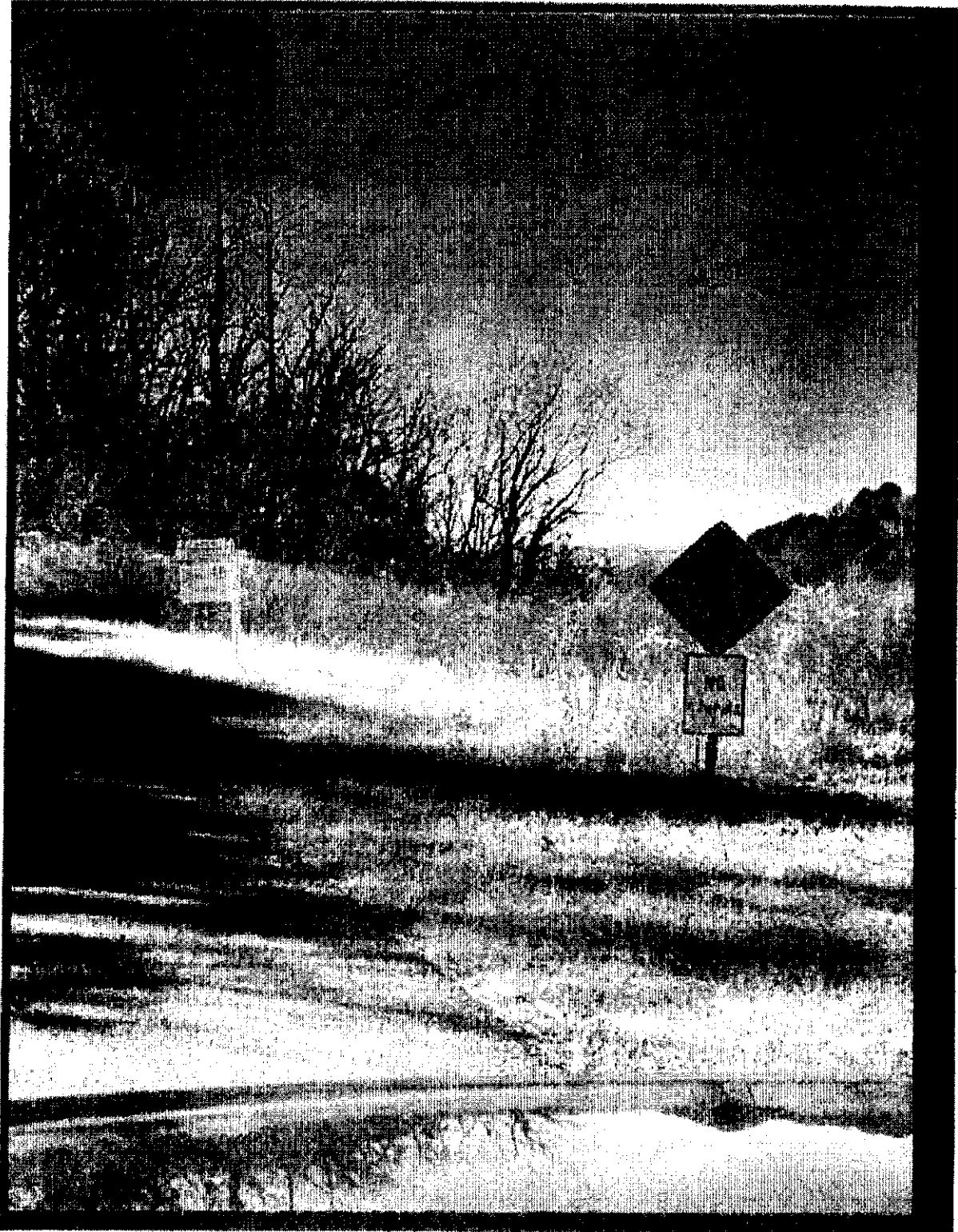
Tue 11/29/2022 6:55 PM



(No subject)

\* Property requesting re-zone  
with hazard sign on property

Tue 11/29/2022 6:55 PM



**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 22, 2022

Dear Property Owner:

Please be advised Mr. Matthew Pickel (buyer), on behalf of Campbell & Shirley Slemple (owners) has applied to Sullivan County to rezone properties located on Buttermilk Road from the current zoning of A-1 (Low Density/Single Family Residential/Agricultural District) to M-1 (General Manufacturing/Industrial) for the purpose of developing the parcels into a Truck Driving School. The properties are Tax Map 093, Parcels 003.40 & 003.41 on the Sullivan County Tax Map. This request shall be reviewed by the Planning Commission first and then shall be heard by the County Commission. The following are the scheduled meeting dates for this request:

**Kingsport Regional Planning Commission – 5:30 PM on December 15, 2022**

**Sullivan County Commission – 6:00 PM on January 19, 2023**

The Kingsport Regional Planning Commission meeting will be held in the Kingsport City Hall located on Broad Street within the Board Room. The final public hearing 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 & Community Development  
 Sullivan County Stormwater Coordinator

2

213

**PETITION TO SULLIVAN COUNTY FOR REZONING**

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

Date: 11/03/2022

Property Owner: BABUBHAI PATEL

Address: 3071 BLOOMINGDALE ROAD, KINGSFORD, TN 37660

Phone number: 865-324-3565 Email: amishrx@gmail.com

**Property Identification**

Tax Map: 031C

Group: A

Parcel: 021.00

Zoning Map: C

Zoning District: R-1

Proposed District: B-3

Civil District: 10

Property Location: 3011 Bloomingdale Rd Kingsport TN 37660

Commission District:

Purpose of Rezoning: BUSINESS

**Meetings**

Planning Commission:

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

Date: 12/20/22

Time: 6:00 PM

7 yes  
1 absent  
1 vacant

Approved: ☒

Denied: ☐

County Commission:

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

Date: 1/19/23

Time: 6:00 PM

Approved: ☒

APPROVED 18 YES, 2 NO, 4 ABSENT

Denied: ☐

**DEED RESTRICTIONS**

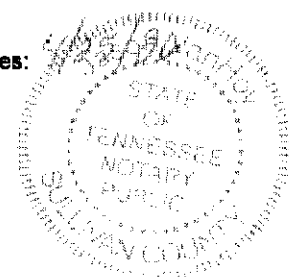
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: B. Patel

Date: 11/03/2022

Notary Public: James VanHoy

My Commission Expires: 12/31/2024

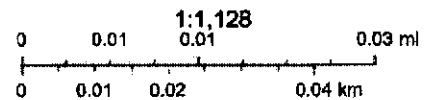


## Sullivan County - Parcel: 031C A 021.00



Date: November 22, 2022

County: Sullivan  
 Owner: PATEL BABUBHAI  
 Address: BLOOMINGDALE RD 3011  
 Parcel Number: 031C A 021.00  
 Deeded Acreage: 0  
 Calculated Acreage: 0  
 Date of TDOT Imagery: 2019  
 Date of Vexcel Imagery: 2021



Earl Community Maps Contributors, Tennessee STS GIS, VGIN, © OpenStreetMap, Microsoft, Earl, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, MET/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: 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. 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.

Lot Lines

**Sullivan County Zoning**

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



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

**Flood Insurance Rate Map (FIRM) 2007**  
 0.2 PCT Annual Chance Flood Hazard  
 Zone A - 1% Base Flood Elevation Determined  
 Zone AE - 1% Base Flood Elevation Determined



2007

## F-2. REZONING REQUEST R-1 TO B-3

FINDINGS OF FACT –

Landowner: Babubhai Patel  
 Applicants: same  
 Representative: same  
 Location: 3011 Bloomingdale Road, Kingsport, TN  
 Mailing Address of Owners: 2370 Hiwassee Circle, Kingsport, TN  
 Civil district of rezoning: 10<sup>th</sup>  
 Commission District of rezoning: 6<sup>th</sup>  
 Parcel ID: Tax Map 031C, Group A, Parcel 021.00  
 Subdivision of Record: Harkleroad Addition, Lot 1  
 PC1101 Growth Boundary: Sullivan County Planned Growth Area  
 Utility District: Bloomingdale Utility  
 Public Sewer: n/a  
 Lot/Tract Acreage: .55 of an acre  
 Existing Zoning: R-1 (Single-Family Residential)  
 Surrounding Zoning: R-1, B-3, R-3A  
 Requested Zoning: B-3 (General Business)  
 Existing Land Use: two rental homes and a commercial vacant building with a rentals  
 Surrounding Land Uses: residential, business, rental units  
 2006 Land Use Plan: Low Density Residential with Commercial Corridor Redevelopment  
 Neighborhood Opposition: none received prior to meeting.

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

- The owner is requesting the rezoning of the property from R-1 to B-3 so he can renovate the storefront building into a convenience store. The building has apartments on the second floor. The site has two addition dwellings in the rear yard that are rental.
- The site is served by Bloomingdale Public Water however there is no access to Kingsport Public Sewer at this time.
- According to the site plan and Property Assessor's report, there are three buildings. The larger is a storefront on ground level and two rental units above. The second dwelling has two units, and the smaller dwelling has one unit (See pictures).
- If the property were to be rezoned to bring it into conformance with zoning per the mixed use, the paving and parking would need to be brought into conformance where the customers would not be forced to back out into Bloomingdale Road.

**Meeting Notes at Planning Commission:**

- Mr. Amish (Babubhai) Patel was present and addressed the Commission. He stated he would like to remodel the building into a convenience store.
- Laura McMillan shared that she had once been the realtor on this site years ago and remembered that it used to be an old arcade hangout place. She stated that it looks much better now with the renovation work Mr. Patel has already made.
- Staff read her review of facts. She added that Mr. Patel had already secured a surveyor to prepare a preliminary survey. Staff will continue to work with them in updated the survey to show the site improvement plan details if the request for rezoning be approved.
- Darlene Calton motioned to forward a favorable recommendation for this request on to the County Commission. Laura McMillan seconded the motion and the vote in favor passed unanimously.



Don Hilings  
DB 3313 - PG 1355

Tina Reed  
DB 3375 - PG 1306

+/- 0.55 ACRES

**VICINITY MAP N.T.S.**

**KINGSFORT REGIONAL PLANNING COMMISSION**

3011 Bloomingdale Rd  
Kingsport TN, 37660

**NOTES**

1. Deed Reference: DB 3487 - PG 2174  
2. Tax Map: 031C - A - 021.00

**WARNING**

ESTIMATE TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS.

PROPERTY IS CURRENTLY ZONED CITY OF KINGSFORT 8-1 SETBACKS: 30' FRONT 5' SIDE 0' REAR

**FLOOD CERTIFICATION**

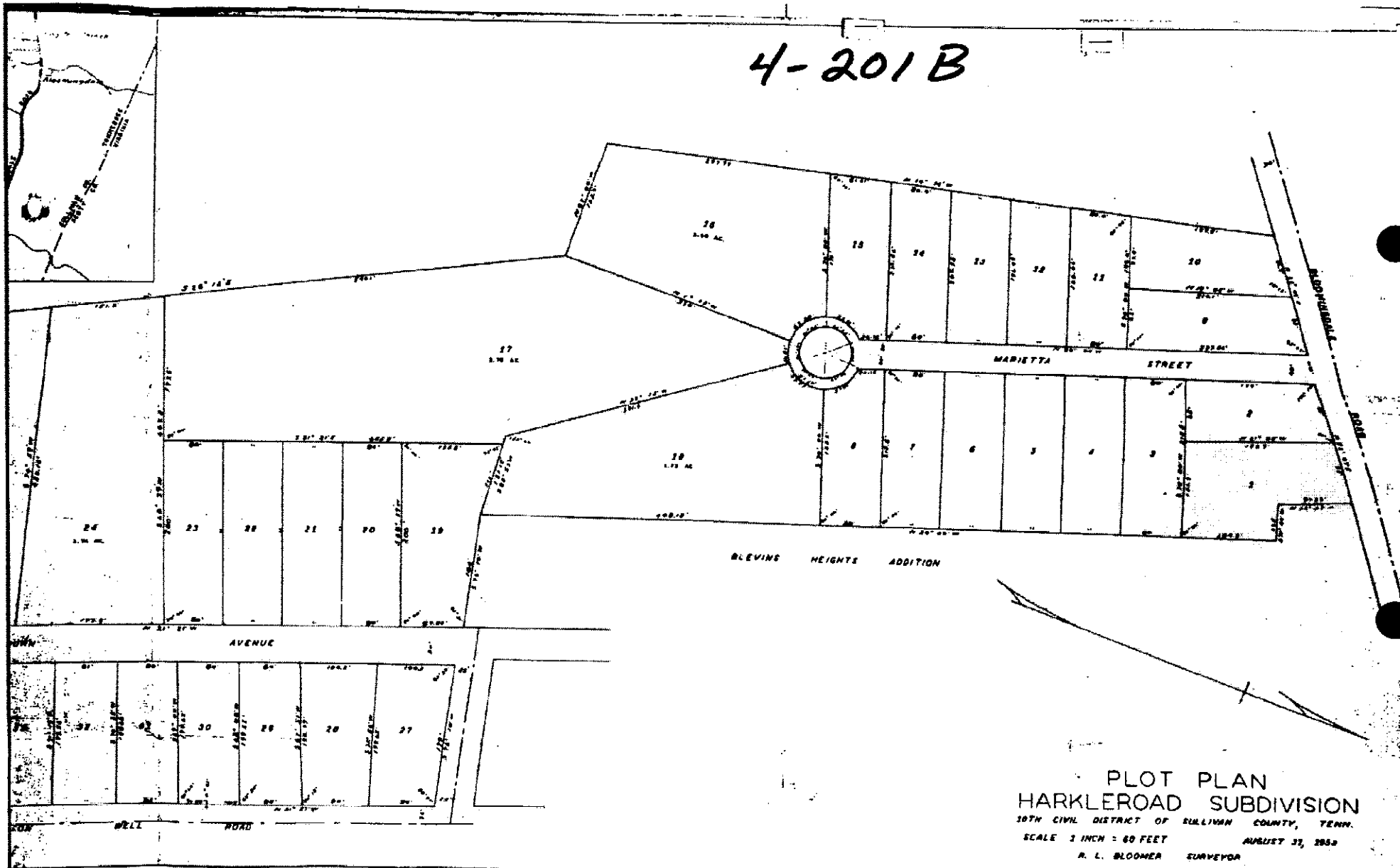
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL JUNCTION FLOOD INSURED BOUNDARY MAPS AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

MSB MAP 47430225D  
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS  
EFFECTIVE DATE: 01-31-1998

<b>CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM</b>  I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSFORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSFORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.  DATE: _____ TRAFFIC ENGINEERING MANAGER	<b>CERTIFICATION OF APPROVAL FOR RE-ADDRESSING ASSIGNMENT</b>  I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLACARD, ARE APPROVED AS ASSIGNED.  DATE: _____ CITY C.E.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF RE-ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE	<b>CERTIFICATION OF ACCURACY</b>  I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SUBDIVISION, TENNESSEE REGIONAL PLANNING COMMISSION, AND THE INSTRUMENTS HAVE BEEN PLACED AS SHOWN HEREON.  DATE: _____ REGISTERED LAND SURVEYOR	<b>CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS</b>  I HEREBY CERTIFY: 1. THAT CONSTRUCTION PLANS HAVE BEEN APPROVED. 2. THAT STREETS AND STORM WATER SYSTEMS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS. 3. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL CARRY THE TRAFFIC LOADS AS PROPOSED.  DATE: _____ CITY ENGINEER OR ENVIRONMENTAL COMMISSIONER	<b>CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM</b>  I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSFORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.  DATE: _____ AUTHORIZING AGENCY
--	---	--	--	--

<b>CERTIFICATE OF APPROVAL FOR RECORDING</b>  I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VIOLATIONS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER, IF REQUIRED, A SECURITY BOND IN THE AMOUNT OF \$_____, THAT SHALL BE FORFEITED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  DATE: _____ KINGSFORT REGIONAL PLANNING COMMISSION	<b>CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM</b>  I HEREBY CERTIFY THAT THE SEWERAGE SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.  DATE: _____ TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (OR) KINGSFORT MUNICIPAL PLANNING COMMISSION	<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b>  I (WE), HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (OR WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKWAYS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USES AS NOTED.  DATE: _____ OWNER  OWNER	<p style="text-align: center;"><b>Site Plan for:</b> <b>Kingsport Regional Planning Commission</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Date: 10-21-2022</td> <td style="width: 25%;">FILE: patel-h.DWG Drawn By: NLC</td> <td style="width: 25%;">Scale: 1" = 40'</td> <td style="width: 25%;">10th Civil District Sullivan County, TN</td> </tr> <tr> <td colspan="2">Total Acres: +/- 0.55</td> <td>Total Lots: 1</td> <td rowspan="2">Surveyor: Culbertson Surveying Owner: Babubhai Patel Closure Error 1:10000</td> </tr> <tr> <td colspan="2">Acres New Road: 0</td> <td>Miles New Road: 0</td> </tr> <tr> <td colspan="3">Culbertson Surveying P. O. Box 190, Nickelsville, VA 24271 (276) 479-3093</td> <td>Drawing Number 0000</td> </tr> </table>	Date: 10-21-2022	FILE: patel-h.DWG Drawn By: NLC	Scale: 1" = 40'	10th Civil District Sullivan County, TN	Total Acres: +/- 0.55		Total Lots: 1	Surveyor: Culbertson Surveying Owner: Babubhai Patel Closure Error 1:10000	Acres New Road: 0		Miles New Road: 0	Culbertson Surveying P. O. Box 190, Nickelsville, VA 24271 (276) 479-3093			Drawing Number 0000
Date: 10-21-2022	FILE: patel-h.DWG Drawn By: NLC	Scale: 1" = 40'	10th Civil District Sullivan County, TN															
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Acres New Road: 0		Miles New Road: 0																
Culbertson Surveying P. O. Box 190, Nickelsville, VA 24271 (276) 479-3093			Drawing Number 0000															

4-201B



PLOT PLAN  
 HARKLEROAD SUBDIVISION  
 10TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENN.  
 SCALE 1 INCH = 60 FEET  
 AUGUST 31, 1960  
 R. L. BLOOMER SURVEYOR



# **Address Data Source**

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

## **Notice:**

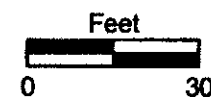
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**Sullivan County, TN**  
 Planning and Codes Dept.

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

0.5 PCT Annual Chance Flood Hazard  
 Zone A - No Base Flood Elevation Determined  
 Zone AE - Base Flood Elevation Determined



Lot Lines

**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 22, 2022

Dear Property Owner:

Please be advised Mr. Babubhai Patel has applied to Sullivan County to rezone his property located at 3011 Bloomingdale Road, from the current zoning of R-1 (Low Density/Single Family Residential District) to B-3 (General Business) for the purpose of allowing redevelopment/renovation of the existing storefront to use as a Convenience Store. The property is Tax Map 031C, Group A, Parcel 0021.00 on the Sullivan County Tax Map.

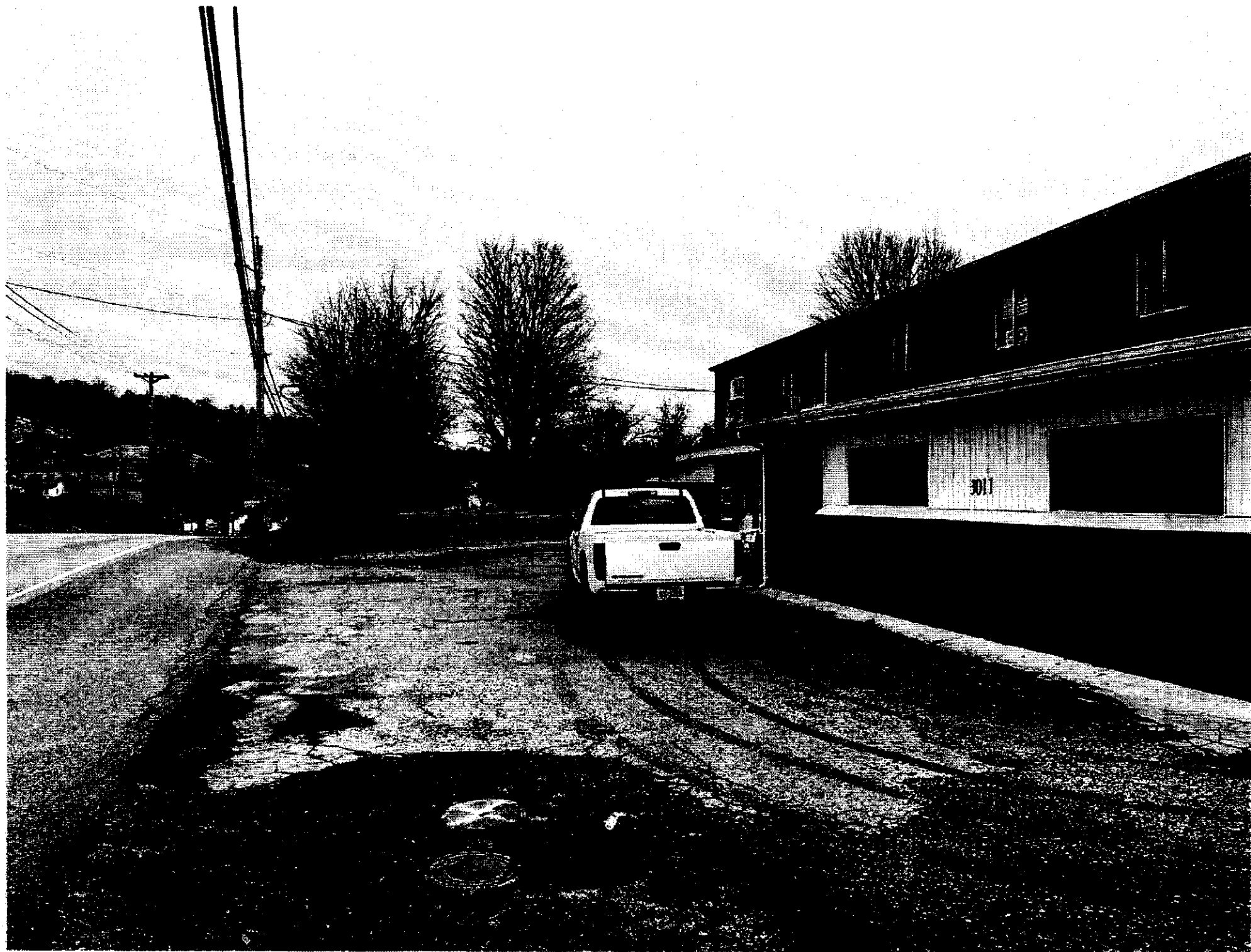
**Sullivan County Regional Planning Commission 6:00 PM on December 20, 2022**

**Sullivan County Commission – 6:00 PM on January 19, 2023**

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.

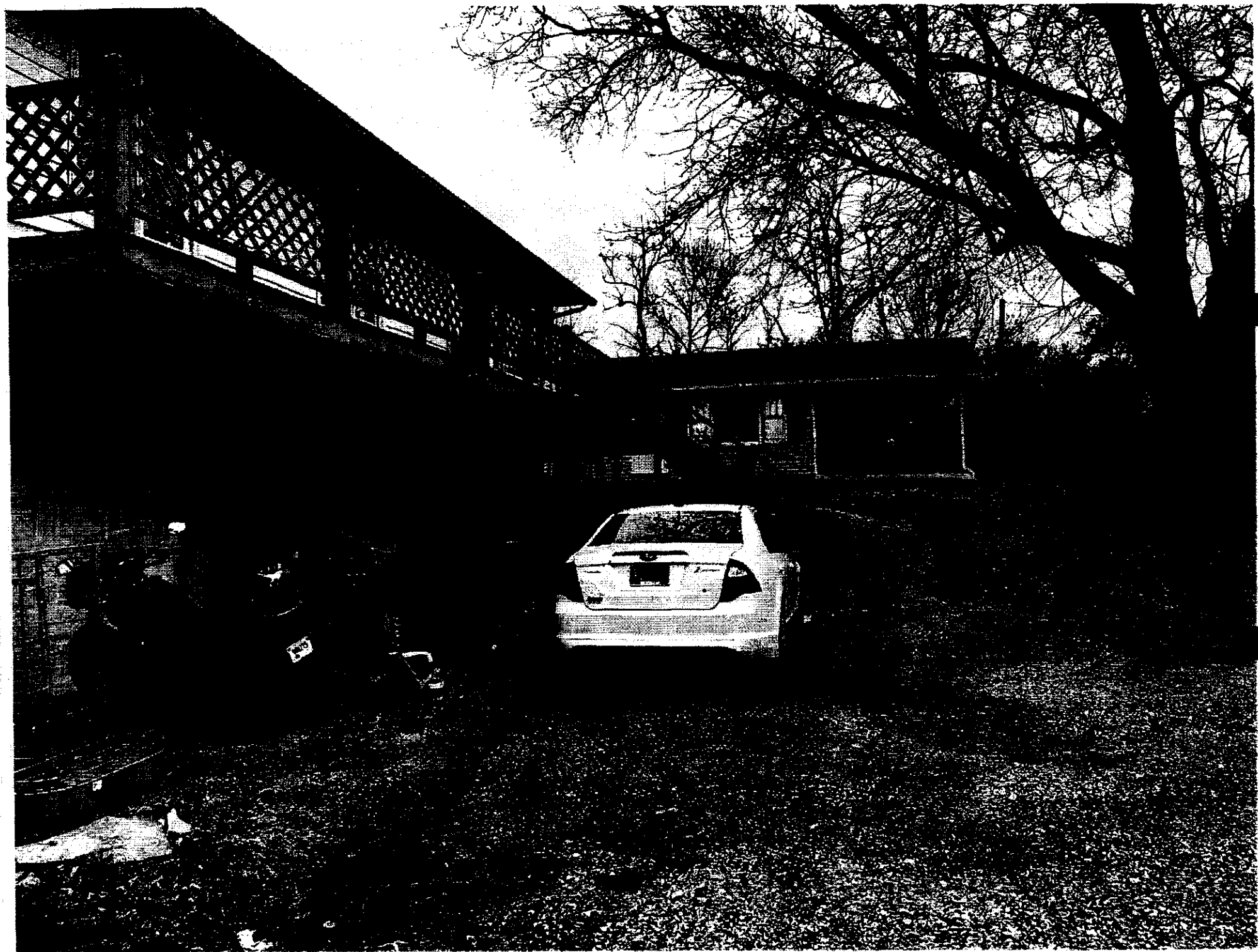
Regards,

Ambre M. Torbett, AICP  
Director Planning & Codes











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: 11/15/2022

Property Owner: Russell Cable

Address: 285 Fall Creek Rd, Blountville, Tn 37617

Phone number: 423-276-7740

Email: Rustacable@gmail.com

Property Identification

Tax Map: 063

Group:

Parcel: 101.00

Zoning Map: 16

Zoning District: R-1

Proposed District: A-5

Civil District: 07

Property Location: 285 Fall Creek Rd, Blountville, Tn 37617

Commission District: 6<sup>th</sup>

Purpose of Rezoning: To allow for additional structure

MeetingsPlanning Commission:

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

Date: 12/15/2022

Time: 5:30 PM

Approved: ☒

Denied: ☐

County Commission:

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

Date: 01/19/2023

Time: 6:00 PM

Approved: ☒

APPROVED 20 YES, 4 ABSENT

Denied: ☐

DEED RESTRICTIONS

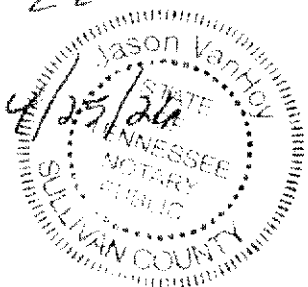
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: Russell Cable

Date: 11-15-22

Notary Public: Jason VanHoy

My Commission Expires: 4/25/24



TN

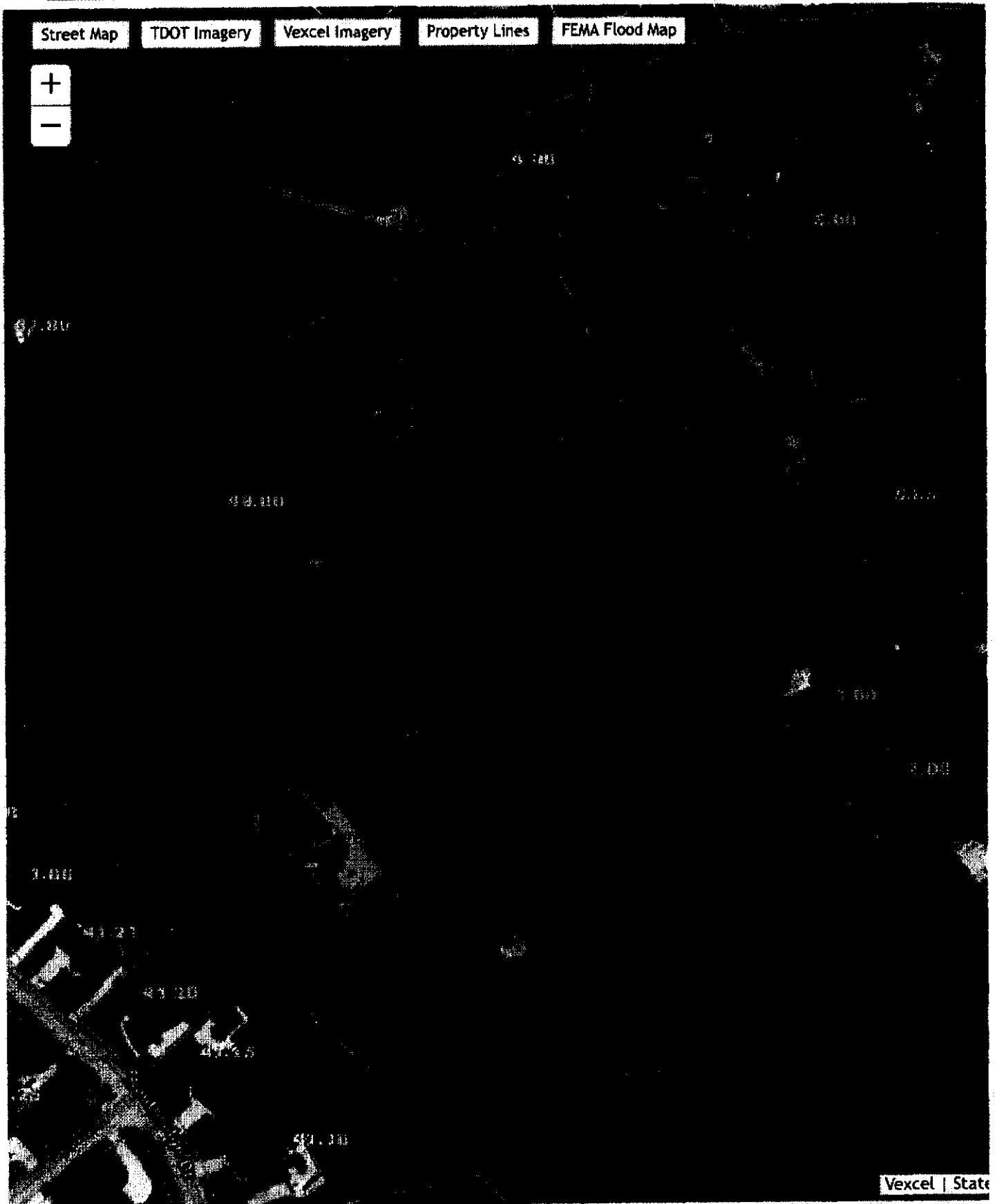
Street Map

TDOT Imagery

Vexcel Imagery

Property Lines

FEMA Flood Map



Vexcel | State

**Kingsport Regional Planning Commission**  
**Rezoning Report**

**File Number REZONE22-0334**

**Fall Creek Road (County Rezoning)**

<b>Property Information</b>			
Address	285 Fall Creek Road		
Tax Map, Group, Parcel	Map 063, Parcel 101.00		
Civil District	7		
Overlay District	n/a		
Land Use Designation	Residential		
Acres	6.00 +/-		
Existing Use	Residential	Existing Zoning	R-1 (County)
Proposed Use	Residential/Agricultural	Proposed Zoning	A-5 (County)
<b>Owner /Applicant Information</b>			
Name: Russell Cable Address: 285 Fall Creek Road City: Blountville State: TN                      Zip Code: 37617 Phone: (423) 276-7740		Intent: <i>To rezone from R-1 to A-5 for allow for an additional structure.</i>	
<b>Planning Department Recommendation</b>			
The Kingsport Planning Division recommends sending a <b>POSITIVE</b> 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> <i>The zoning area consists of 1 parcels and approximately 6 +/- acres. A rezoning to A-5, in staff's opinion, is the most appropriate use for the property.</i>			
Planner:	Savannah Garland	Date:	November 23, 2022
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>December 15, 2022</b>
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

## Rezoning Report

## Kingsport Regional Planning Commission

File Number REZONE22-0334

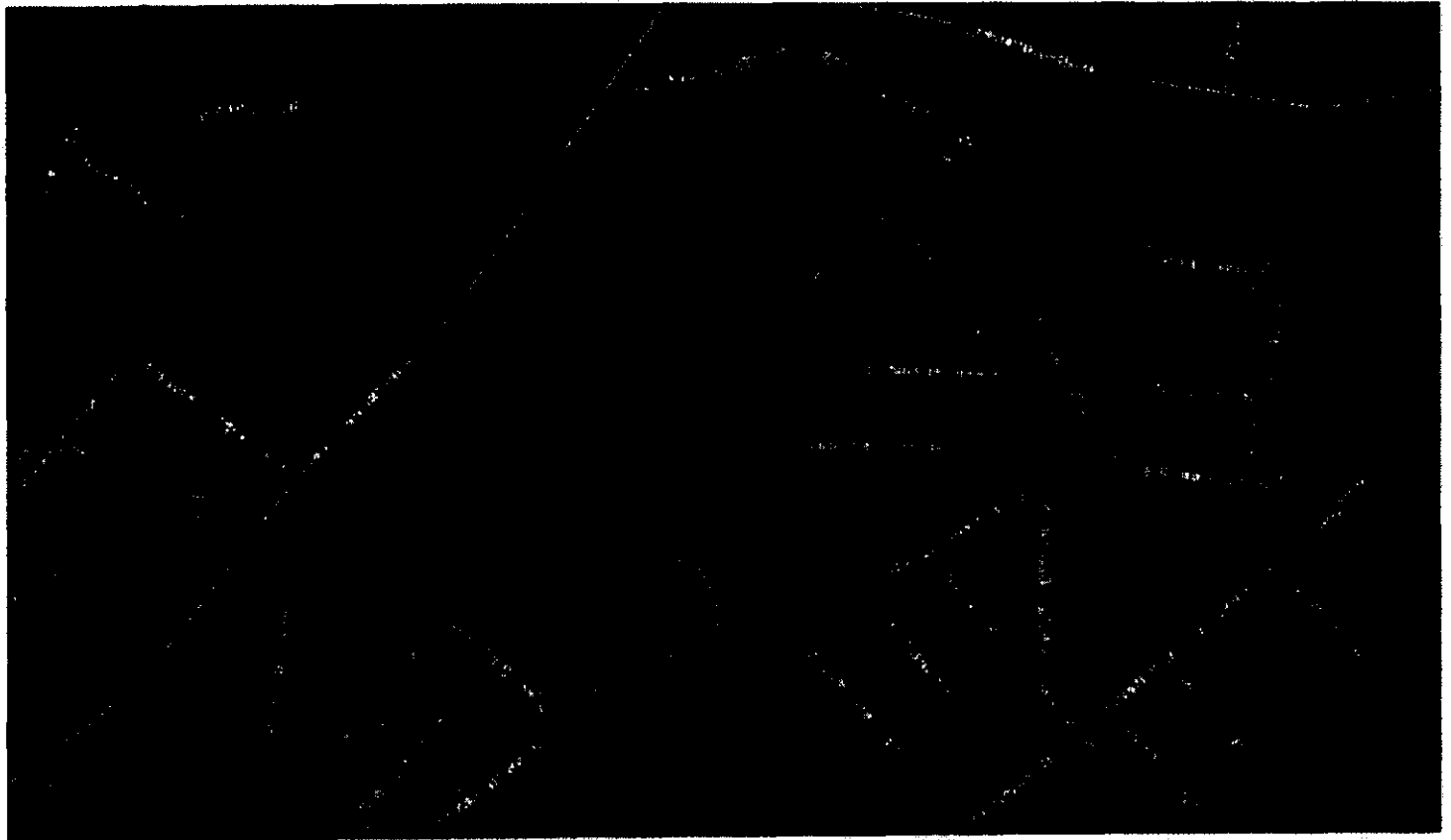
PROPERTY INFORMATION		County Rezoning
ADDRESS		285 Fall Creek Road
DISTRICT		7
OVERLAY DISTRICT		n/a
EXISTING ZONING		R-1 (County)
PROPOSED ZONING		A-5 (County)
ACRES	6 +/-	
EXISTING USE	Residential	
PROPOSED USE	Residential/Agricultural	

**INTENT**

*To rezone from R-1 to A-5 to allow for an additional structure.*

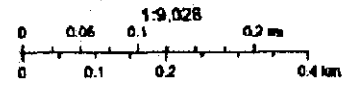
Rezoning Report Kingsport Regional Planning Commission File Number REZONE22-0334

Site Map



11/23/2022, 2:02:45 PM

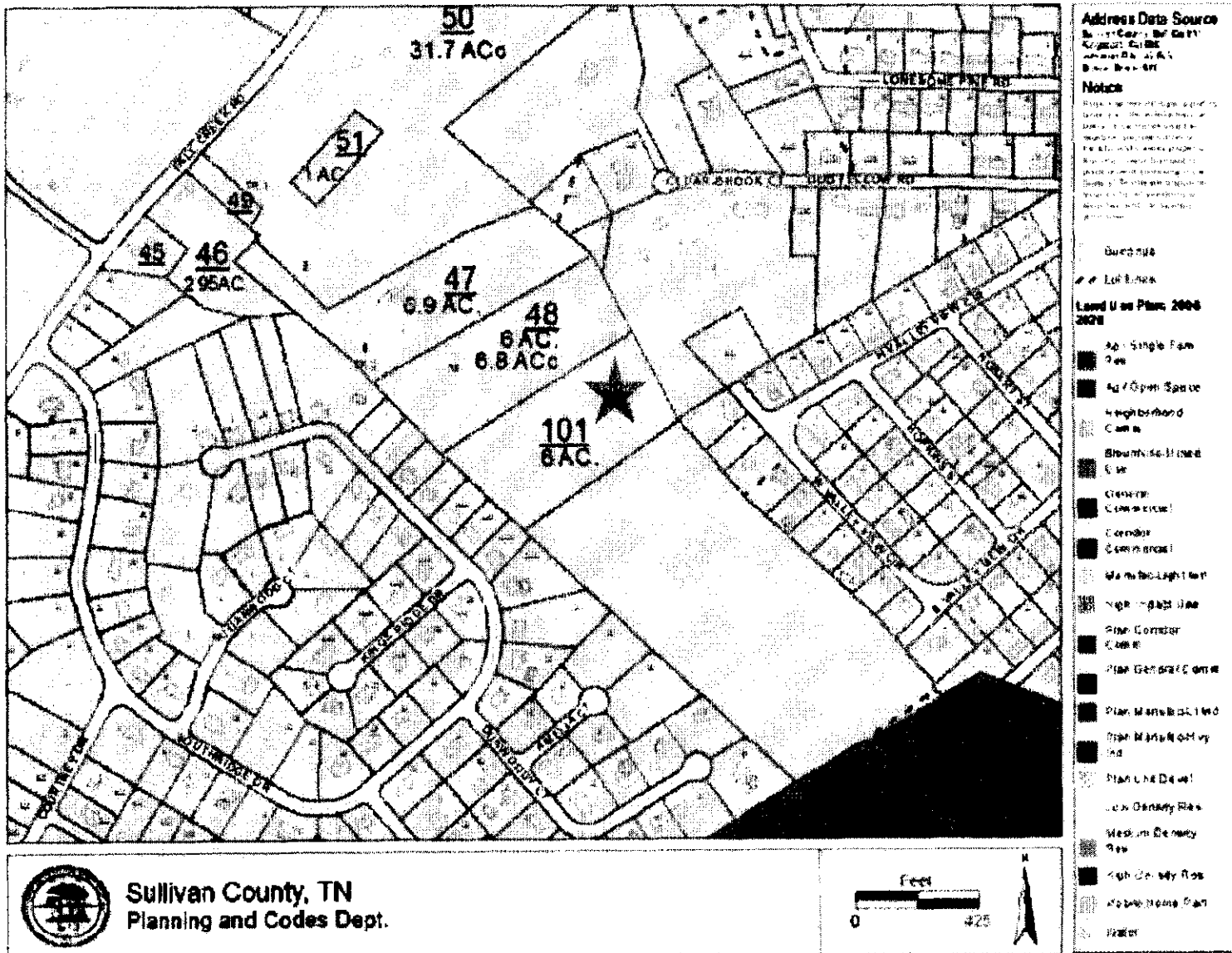
Hawkins County Parcels	Railroad_ROW	Sullivan County Parcels	Railroad_ROW	Washington County Parcels	Railroad_ROW
Lake_Pond	River	Lake_Pond	River	Lake_Pond	River
Parcel_Conflict	Street_ROW	Parcel_Conflict	Street_ROW	Parcel_Conflict	Street_ROW
Parcels		Parcels		Parcels	



Web Application for ArcGIS



## Sullivan County Future Land Use – Residential



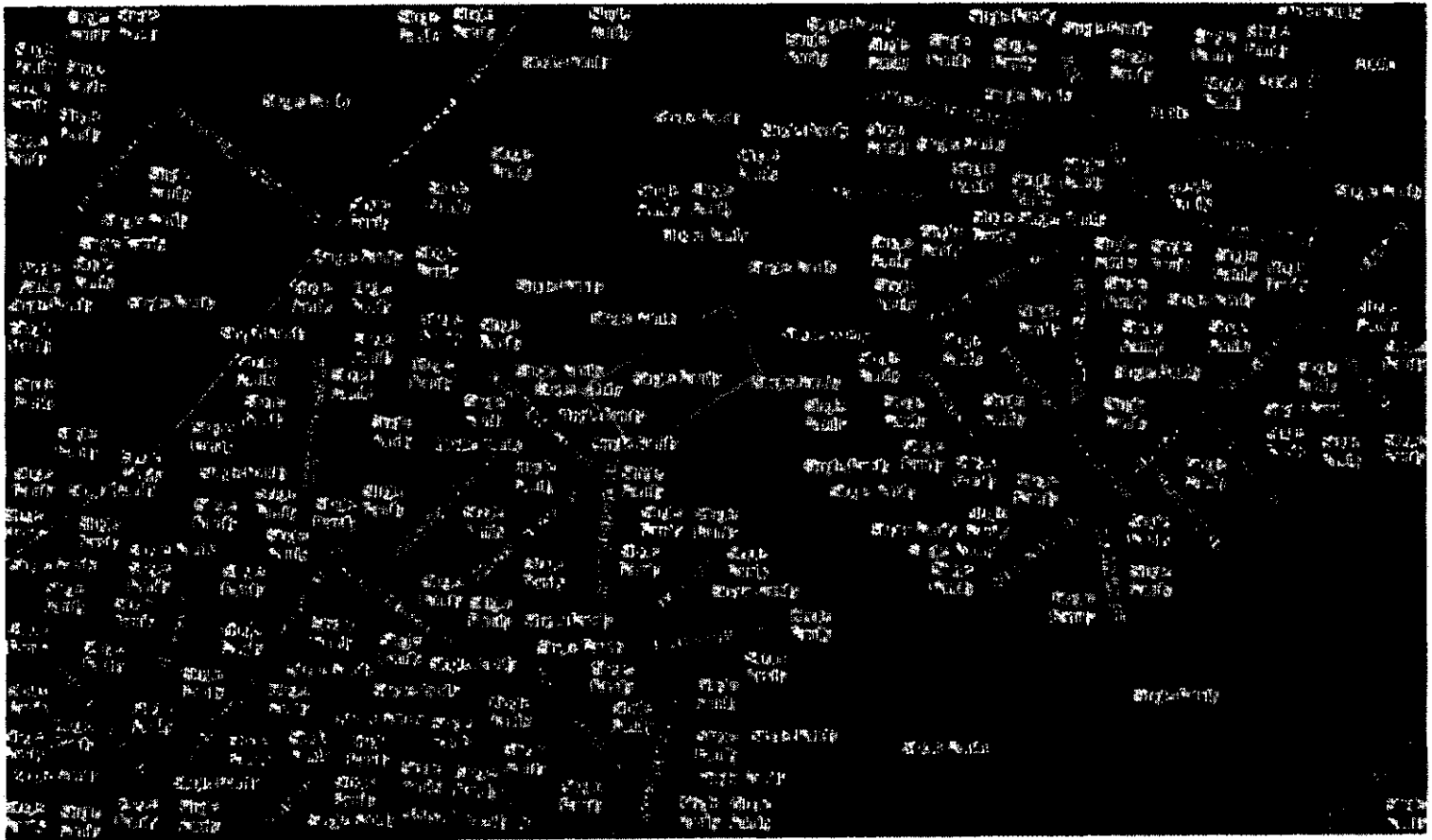
**Rezoning Report**

**Kingsport Regional Planning Commission**

**File Number REZONE22-0334**

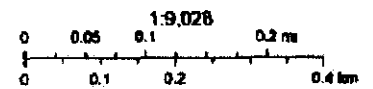
**City Future Land Use – Residential**

**Future Land Use**



11/23/2022, 2:08:23 PM

Jackson County Parcels	Railroad_ROW	Sullivan County Parcels	Railroad_ROW	Washington County Parcels	Railroad_ROW
Lake_Pond	River	Lake_Pond	River	Lake_Pond	River
Parcel_Conflict	Street_ROW	Parcel_Conflict	Street_ROW	Parcel_Conflict	Street_ROW
Parcels		Parcels		Parcels	



Web Application for ArcGIS

Prepared by Kingsport Planning Department for the  
Kingsport Regional Planning Commission Meeting on December 15, 2022



Site Overview



**Kingsport Regional Planning Commission**  
**Rezoning Report** **File Number REZONE22-0334**

**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-1 zoning and it will permit a use that is suitable for the Future Land Use development. \*A-5, 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: Residential; 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-1. (Residential/Agricultural)
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logical 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 R-1 zone.

**CONCLUSION**

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone from R-1 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.



# Address Data Source

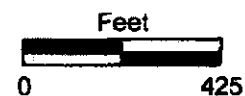
Sullivan County: Sull Co 911  
 Kingsport: Kpt GIS  
 Johnson City: JC GIS  
 Bristol: Bristol 911

## 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.



Sullivan County, TN  
 Planning and Codes Dept.



Buildings  
 Lot lines

252

**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 22, 2022

Dear Property Owner:

Please be advised Mr. Russel Cable has applied to Sullivan County to rezone properties located on Buttermilk Road from the current zoning of R-1 (Low Density/Single Family Residential District) to A-5 (Estate Residential/Large Tract Agricultural) for the purpose of building a larger residential accessory structure. The property is Tax Map 063, Parcel 101.00 the Sullivan County Tax Map. This request shall be reviewed by the Planning Commission first and then shall be heard by the County Commission. The following are the scheduled meeting dates for this request:

**Kingsport Regional Planning Commission – 5:30 PM on December 15, 2022**

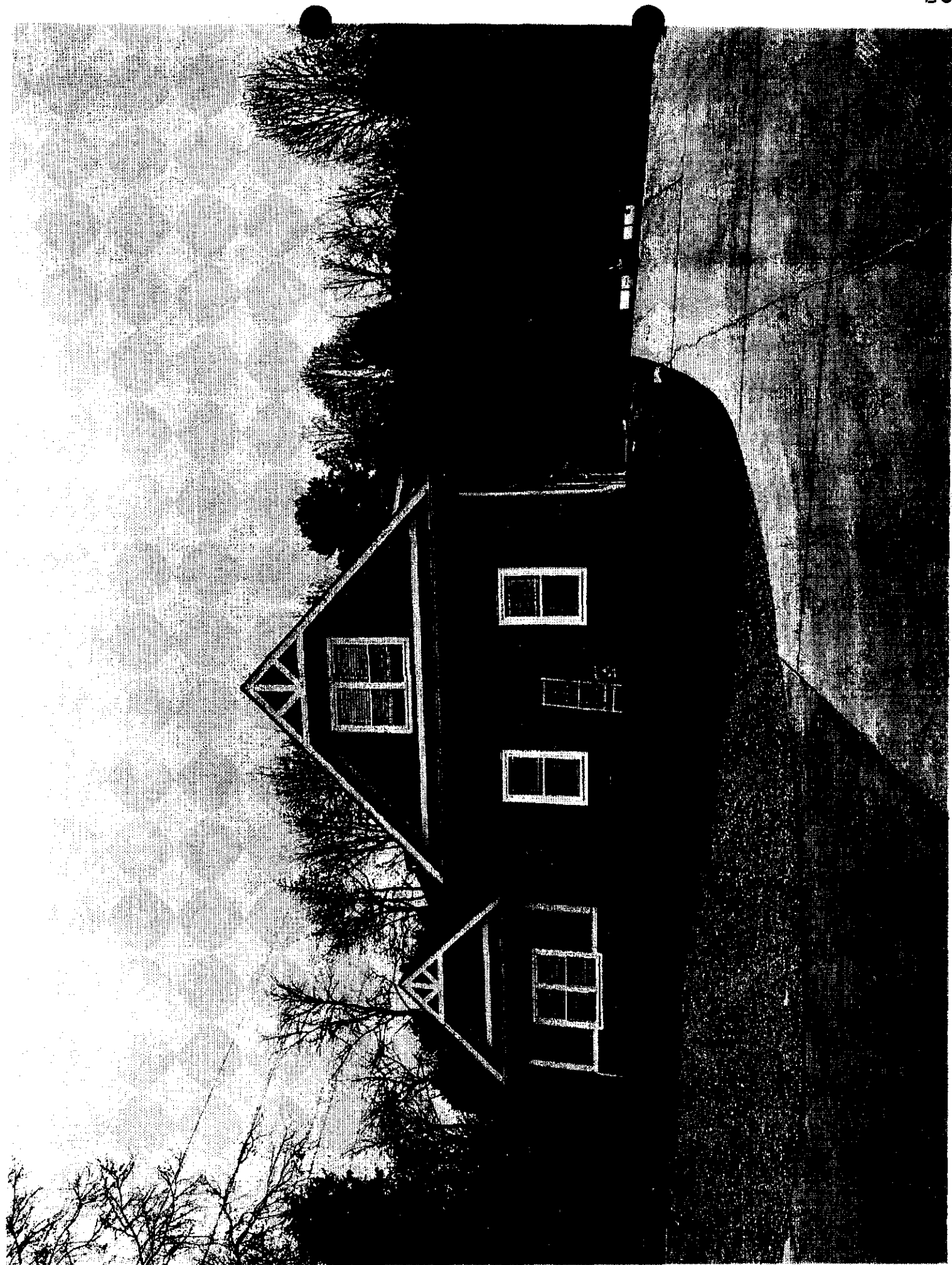
**Sullivan County Commission – 6:00 PM on January 19, 2023**

The Kingsport Regional Planning Commission meeting will be held in the Kingsport City Hall located on Broad Street within the Board Room. The final public hearing 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.

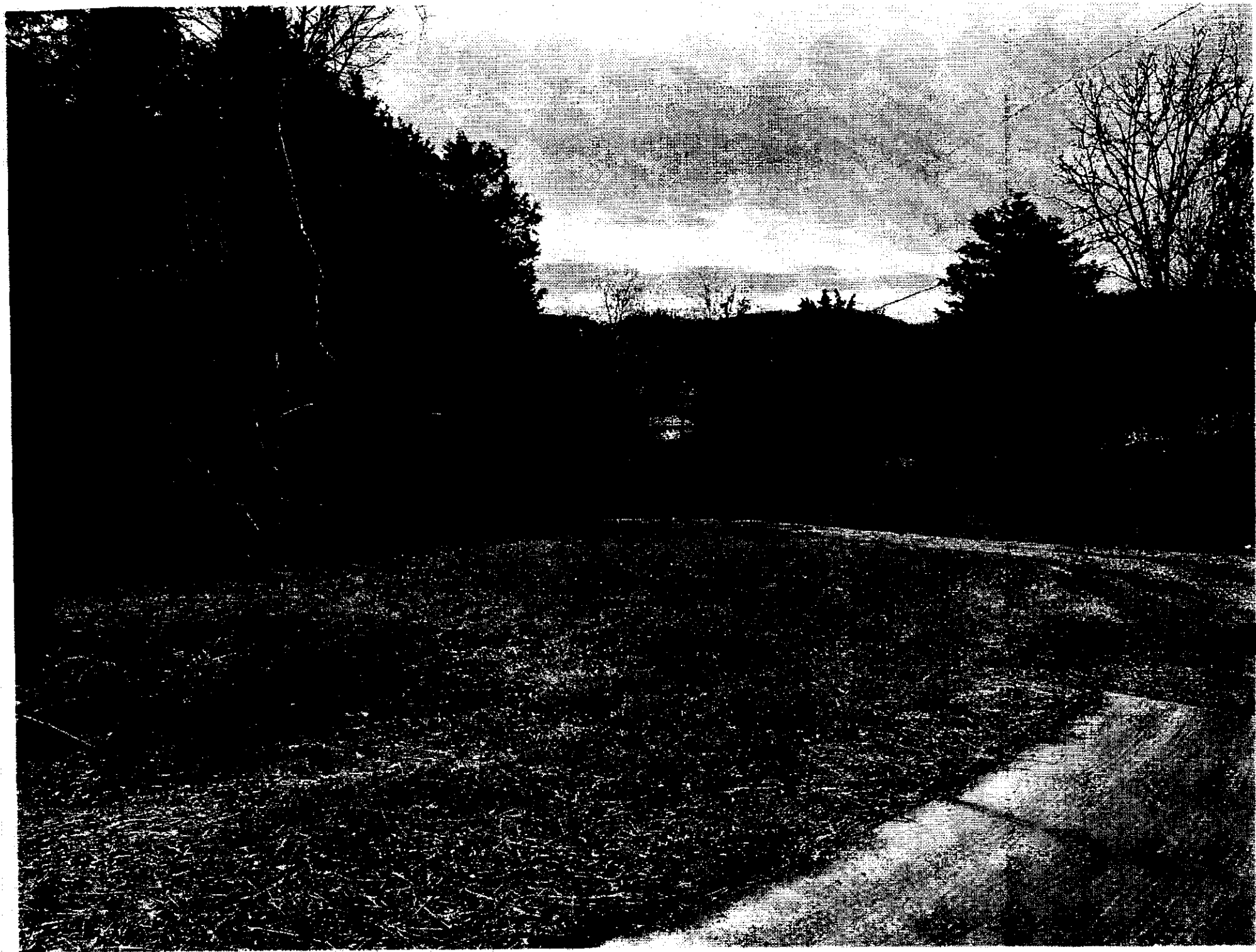
Regards,

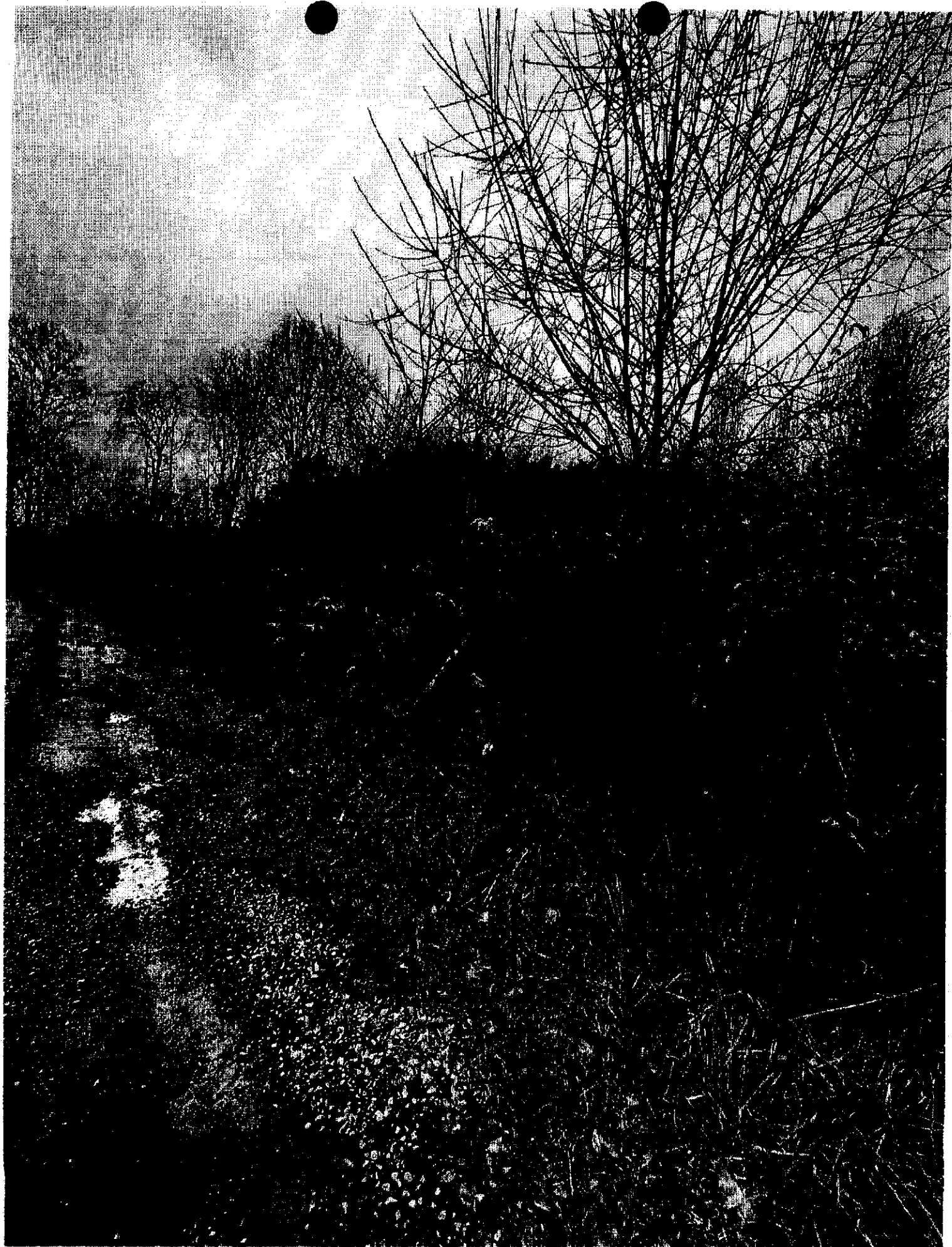
A handwritten signature in black ink, appearing to read "A. Torbett", is written over a horizontal line.

Ambre M. Torbett, AICP  
Director Planning & Community Development  
Sullivan County Stormwater Coordinator











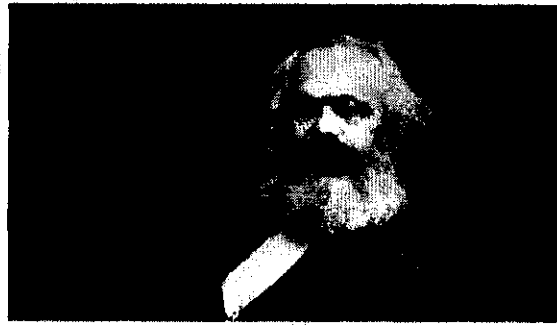
240

Join Us for our Book club and discussion on



"1984" by George Orwell  
Saturday, February 11<sup>th</sup> @ 9am

Call 610-391-1234 for more information



**THE FOUNDATION FOR LIBERTY AND  
FREEDOM PRESENTS:**

# **MAPPING MARXISM**

*The philosophical development of the most  
destructive ideology on Earth, and how it  
works in the shadows of today*

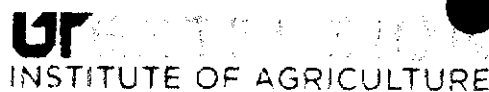
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**SATURDAY | JAN 28  
5 PM - 6:30 PM  
SULLIVAN CO COURTHOUSE  
3397 HWY 126  
BLOUNTVILLE, TN 37617**

**This presentation will be given by Aaron T. Miller, veteran, Liberty advocate, and Executive Director of the Foundation for Liberty and Freedom. Please be aware that dark subjects will be discussed that may not be suitable for young children (cannibalism, mass torture, sexualization of children). The event is free, but you are encouraged to pass your generosity on to the hosts or Foundation at your discretion.**

**FOUNDLF.ORG**

January – March 2023


 UT  
INSTITUTE OF AGRICULTURE


 TSU  
COOPERATIVE  
EXTENSION

## UT-TSU EXTENSION SULLIVAN COUNTY

**Master Farm Manager-** This UT Extension educational program will utilize a hybrid model with prerecorded videos and live webinars. **Five live webinars will be held Tuesday and Thursday nights Starting January 24<sup>th</sup>, 2023.** The zoom webinars will start at 7:00 PM EST / 6:00 PM CST. Recordings of four sessions will be available to view. Additional information can be found at <http://masterfarmmanager.tennessee.edu/>

**Master Beef Producer –** Watch recordings of the 2022 Fall Master Beef Webinars for MBP credits, log on to <https://utbeef.tennessee.edu/fall-webinar-series-tennessee-master-beef-producer-program/>. Look for more MBP webinars in the fall.

**Cattle Tour-** UT-TSU Sullivan County will host a Beef Cattle Tour on April 26-27. The tour will feature 7 farm visits including the Virginia Tech Beef Cattle facility.

**Small Master Ruminant-Webinars** will be on Tuesday & Thursday at 6:30pm to 8:00pm beginning on February 2<sup>nd</sup> and ending on April 6<sup>th</sup>. Topics to be announced, cost is \$100.00. Call the Sullivan County Extension office to register 423-574-1919.

**2023 UT Beef and Forage Center Resource Management Calendars** are available for pick up at the Sullivan County Extension Office. Stop by the office for your copy.

**2023 Master Gardener Class** will begin on Tuesday, January 31<sup>st</sup> through May 2<sup>nd</sup> from 10am to noon. There will be 5 classes that will extend to 2:30pm because of hands on sessions and field trips. Registration ends on January 24<sup>th</sup>, the fee for this class is \$185.00.

**Right Tree, Right Place- February 23, 2023 8am -3:00pm.** A program on the proper care of trees in the landscape and updates on insects and pest. The UT-TSU Extension Sullivan County and BTES are co-sponsoring this event, lunch will be provided for attendees. This program will offer Commercial Pesticide Applicator Recertification Points. Cost is \$10.00 per point. Contact the office for a registration form.

**Fruit Tree Grafting Workshop** will be held on Thursday, March 16, 2023 from 12pm to 4:00pm. We provide the scion wood, and supplies to graft trees. To order rootstock or to receive information for this workshop please call the office at 423-574-1919.

**Tennessee Tree Day** is March 18, 2023 to Order your bare root trees go to:

Tennessee Tree Day 2021 - TENNESSEE ENVIRONMENTAL COUNCIL ([tectn.org](http://tectn.org/)) chose your pick up site and then order your trees (Sullivan County Extension is a pick up site). Trees may be picked up at the Sullivan County Extension office on Friday, 3/17 from 8am to 5pm and Saturday, 3/18 from 8am to noon.

UT Extension provides a gateway to the University of Tennessee as the outreach unit of the Institute of Agriculture. With an office in every Tennessee county, UT Extension delivers education programs and research-based information to citizens throughout the state. In cooperation with Tennessee State University, UT Extension works for farmers, families, youth and communities to improve lives by addressing problems and issues at the local, state and national levels.

Page 1 of 8

**Matter of Balance** is an 8-session, evidence-based education program designed to help people manage concerns about falls and increase physical activity. T/F (starting 2/7-3/3) 10 a.m. at the Sullivan Center

**Coffee, Cake, & Conversation**- a monthly gathering for grandparents and relative caregivers to provide encouragement, connection, and resources. 2/8 10 a.m. at the Kingsport Public Library

**Macaron Making class** with local pastry chef is scheduled for 2/16 at 5:15 p.m. at Sullivan County Extension office. Limited spots remain!

**TNCEP** Nutrition Educator, Linda Jones, is currently teaching **Eat Well, Feel Well** at Healing Hands Health Center in Bristol. **Eat Well, Feel Well** classes address the unique needs of older adults concerning nutrition, food safety, food preparation, and physical activity. Beginning in February, she will begin **Color Me Healthy** classes at multiple Head Start locations in Sullivan County. A note of interest: Linda was awarded the 2022 Sustainable Community Change Award, Sullivan County, Eastern Region, for creating a community garden at the Oasis in Kingsport.

The **TNCEP Coalition** will meet on Monday, January 23<sup>rd</sup> at 8:30 am. The Coalition is comprised of community partners and volunteers working with the County Extension staff to identify needs, prioritize and guide nutrition education and programming, reach qualified audiences, generate community interest, and plan and conduct activities in Sullivan County.

A new year means another it's time to prepare for another round of the **4-H Clover Bowl**. The 2023 Handbook can be accessed at: <https://eastern.tennessee.edu/4-h-clover-bowl/>. The Eastern Region 4-H Clover Bowl is currently planned for May 18, 2023.

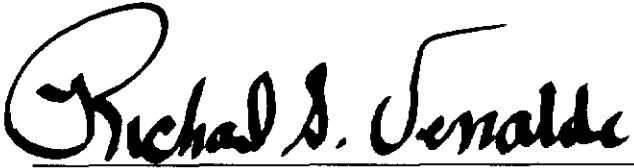
**4-H youth** will receive baby chicks in March as a part of the 4-H Chick Chain project. The youth and their families will have the opportunity to learn more about how to raise poultry during a meeting in February.

**Speak Out!** Develop confidence and presentation skills through the **4-H Public Speaking** contest. By participating in this project and contest youth will learn about planning, writing, and presenting a speech. In addition, youth will have the opportunity to practice their public speaking skills. A county contest is currently planned for Tuesday, February 7 at 6 pm at the Ron Ramsey Ag Center.

**4-H'ers in the Sullivan County 4- H Horse Project** will be putting their equine knowledge to the test in the Eastern Region 4-H Horse Bowl & Hippology Competition on Saturday, January 21<sup>st</sup>. These 4-H'ers learn research-based information, grow in life skills, form lasting friendships, and experience memorable adventures in the 4-H Horse Project. The **Silver Spurs 4-H Horse Club** is led by 4-H Agent, Carrie Kruska, and 4-H Volunteer Leader, Linda Jones.

**Farm Expo** will be held on February 4 & 5 at the Bristol Motor Speedway South Building. 4- H Members will bring animals for exhibit including a heifer, sheep, goats, chickens, and a donkey. In addition, entries from the county 4-H Art Poster Contest and Photo Search were displayed for public viewing and information on other 4-H programming was shared through exhibits.

AND THEREUPON COUNTY COMMISSION ADJOURNED AT 8:20 P.M. UPON MOTION MADE BY COMMISSIONER JONES TO MEET AGAIN IN REGULAR SESSION ON FEBRUARY 16, 2023.

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

RICHARD VENABLE

COMMISSION CHAIRMAN