

FEBRUARY 16, 2023

BE IT REMEMBERED THAT:

COUNTY COMMISSION MET PURSUANT TO ADJOURNMENT IN REGULAR SESSION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS THIS THURSDAY EVENING, FEBRUARY 16, 2023, 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:

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

23 PRESENT, 1 ABSENT
 ABSENT AT ROLL CALL: AKARD
 AKARD IN AT 6:15PM

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. Crawford and seconded by Comm. Locke to approve the minutes of the Regular Session of the County Commission held on January 19, 2023. Said motion was approved by roll call vote. 24 Yes

SULLIVAN COUNTY
Board of County Commissioners
February 16, 2023
6:00 p.m.
Commission Room
Sullivan County Courthouse

AGENDA

- ❖ Call to Order by Sheriff Jeff Cassidy
- ❖ Mayor and 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 Recognizing Congenital Heart Defect Awareness Week
 - 2) Proclamation Honoring Coach Bobby Waye
 - 3) Proclamation Recognizing National FAA Week, followed by brief Presentation from Christa Whitaker Fortner
- ❖ Elections, Confirmations & Appointments
 - 1) Rick Hicks, appointment, Board of Zoning Appeals
- ❖ Approval of Commission Minutes from Previous Meeting
- ❖ Approval of Notary Publics
- ❖ Public Comment
- ❖ Amendments to Zoning Plan
 - 1) Ardmore Investments, LLC
 - 2) John & Dana Longo
 - 3) Julie Kitzmiller
 - 4) Text Amendments
- ❖ Consent Agenda
- ❖ Resolutions
- ❖ Other Business/ Announcements/ Non-Agenda Items
- ❖ Adjournment



Agenda subject voting report

247

Meeting name

Sullivan County Commission February 16 2023

2/16/2023

2 Roll Call by Teresa Jacobs, County Clerk
Roll Call

Description Roll Call
Chairman Venable, Richard

Total vote result

Voting start time 6:02:19 PM
Voting stop time 6:02:46 PM
Voting configuration Roll Call - Attendances
Voting mode Open
Vote result

Present	23
Total Present	23
Total Seats	28
Absent	1

Group voting result

Group	Yes	Absent
No group	23	0
Total result	23	0

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	

Honoring Coach Bobby Waye

Whereas, Coach Bobby Waye was born in Hawkins County on September 27, 1943, graduated from Lynn View High School in 1961 after playing four years of basketball and baseball; and

Whereas, He was the oldest of three Waye brothers who all earned numerous awards in both basketball and baseball; and

Whereas, After graduation, he joined the United States Navy in September of 1961, to proudly serve his country and protect freedom for all, spending most of his service time in Okinawa, Japan aboard the USS Jupiter; and

Whereas, His Navy career ended July 1, 1964 at which time he began a job at Mead Corporation then married Ann Duncan December 19, 1965; and

Whereas, It was at this time he decided he wanted to pursue his dream of becoming a teacher and coach and returned to college, earning a Bachelor of Science Degree from East Tennessee State University and later completed a Master's Degree from Union College; and

Whereas, Upon graduation, his first teaching position was at his old alma mater, Lynn View High School; and

Whereas, He loved the interaction with the students, but especially enjoyed coaching basketball and baseball. Over the years, he shared many stories about students and players but a standout one is when a student approached him to ask if he and his sister could shower at school. Their family was basically homeless. Bobby arranged for the siblings to shower at school, but noticed as the young man left he did not have a coat and it was winter and very cold outside. The next day Coach took the young man one of his jackets to wear; and

Whereas, His family knew he was a special person, especially as a father, but it wasn't until his death that they fully understood the impact he made on students, players and his peers as well.; and

Whereas, The following are comments numerous players and coaches as well posted after his passing.

"Coach Waye had such an influence on us. We are thankful to have known him. He was such a wonderful coach, teacher, and friend." - Kip and Lori Fletcher

"Bobby was a great coach. He was always kind to our boys." - Karen Krantz

"I am one of many that can honestly say I have never had a more influential man or coach that changed the direction of my life. He was a wonderful soul and I am very proud to have shared time with him." - David Williams

"He was a great friend. A great coach and a great man. He was an inspiration to me and taught me a lot about coaching basketball." - Richard Pendleton

"He was always a great friend and mentor to students at Sullivan North High School." - Greg Easterling

"Coach Waye is the reason I became a coach and after all these years still the best I have ever been around." - Steve Dixon

“He was always a kind person to me” Christy Kimberling Lawson

“He was a wonderful part of our faculty and coaching staff at Sullivan North High School.” - Gay Crawford

“I haven’t seen Coach Waye since high school in the late 80’s but I thought so much of him. He is one I still think of from time to time.” - Wayne Ollis

Whereas, Tim Wills has shared many memories of his time spent with Coach Waye. One of the memories that stands out to him was during basketball season. He was talking with coach about the upcoming baseball season and said “Coach we are going to win state this year”, coach fell out of his chair laughing at Tim’s statement. However, the “Golden Smurfs” as they were known, did in fact win state that year in baseball. During the championship game, Coach Waye believed in Tim’s abilities so much that Tim says “the only reason I got to pitch in the championship game was because Coach Waye told Coach Ritz to let me pitch.”

“We have lost a great one. This is a sad, sad day. Bobby was an icon, the epitome of what a man of our time was supposed to be. He was a great teacher, outstanding coach, admirable husband and father. I will never forget all the good moments that we had together, and will always treasure his memory. God bless Ann, Scott and April. Keep them close.” – John McCrary

Whereas, These are only a few of the memories that have been shared with Coach Waye’s family since his passing; and

Whereas, After spending 37 years as a teacher and coach for Sullivan County Schools there surely are many other colleagues, students, and student athletes who could share countless stories of their time spent with Coach Waye.

Now, Therefore, The Sullivan County Commission honors Coach Bobby Waye and proclaim today, February 16, 2023 “Coach Bobby Waye Day” in Sullivan County, offering our thanks for his service to country and community with this special presentation to his family.



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

County of Sullivan
Tennessee

PROCLAMATION

National Future Farmers of America FEBRUARY 17-25, 2023

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

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

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

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

Whereas, FFA promotes citizenship, volunteerism, patriotism and cooperation. Now Therefore, this Sullivan County Board of Commissioners does hereby proclaim the week of February 17-25, 2023, as National FAA Week in Sullivan County, Tennessee, and encourages all citizens to join us in this worthy observance.



County of Sullivan
Tennessee

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

PROCLAMATION

CONGENITAL HEART DEFECT AWARENESS WEEK FEBRUARY 7-14, 2023

WHEREAS, the health and well-being of congenital heart patients is of paramount importance; and

WHEREAS, each year in the United States, more than 40,000 babies are born with a congenital heart defect; and

WHEREAS, the medical community has identified congenital heart defects as the leading cause of birth defect-related deaths; and

WHEREAS, medical research can provide more identifiable means of the origins and symptoms of congenital heart defects; and

WHEREAS, there is no cure for congenital heart defects, and it is a lifelong disease requiring ongoing specialized care; and

WHEREAS, fewer than 10% of adults with congenital heart disease are receiving recommended care; and

WHEREAS, it is crucial that individuals planning a family, fetal clinicians, obstetric physicians, pediatricians, and all those in the medical field have a greater understanding of the potential for congenital heart defects; and

WHEREAS, Congenital Heart Defect Awareness Week provides the opportunity for patients and families affected by this condition to share their experiences and knowledge, so that the general public may be aware of how this defect affects our lives.

THEREFORE, I, Richard S. Venable, do hereby proclaim February 7-14, 2023, *CONGENITAL HEART DEFECT AWARENESS WEEK* and encourage all to join me in this special observance.



County of Sullivan
Tennessee

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

Sullivan County

Board of County Commissioners
243rd Annual Session

**IN RE: Sullivan County Board of Zoning Appeals
 Blountville, Tennessee**

Order Appointing Board Members

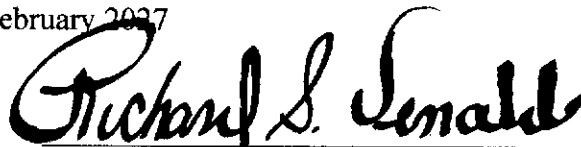
WHEREAS, the Sullivan County Board of Zoning Appeals does hereby certify to the Sullivan County Board of Commissioners, pursuant to T.C.A. §13-7-106, as duly adopted by Sullivan County, Tennessee, that a vacancy has occurred upon said Board of Zoning Appeals by virtue of the expiration of the terms; and

WHEREAS, the Sullivan County Board of Zoning Appeals further certifies that the nominee, Rick Hicks is qualified and willing to serve on the Sullivan County Board of Zoning Appeals; and

NOW THEREFORE BE IT ORDERED, ADJUDGED AND DECREED by the Sullivan County Board of Commissioners in their authority to appoint members to said Board of Zoning Appeals, pursuant to T.C.A. §13-7-106, that the above nominee be appointed to serve on the Sullivan County Board of Zoning Appeals.

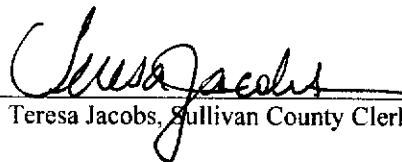
Rick Hicks

Term: February 2023 to February 2027



Richard S. Venable, Sullivan County Mayor

Said order confirmed and entered into the record of the Sullivan County Board of Commissioners this 16th day of February, 2023.



Teresa Jacobs, Sullivan County Clerk

Motion was made by Comm. Gardner to appoint Mr. Rick Hicks to the Sullivan County Board of Zoning Appeals. Second by Comm. Calton. Vote taken and approved. 24 Yes





SIX RIVERS MEDIA

Order Confirmation

Ad Order Number

0001622608

Sales Rep.

mwilder

Order Taker

mwilder

Customer

SULLIVAN COUNTY BOARD OF C

Customer Account

1019013

Customer Address

3258 HWY 126, SUITE 101
BLOUNTVILLE TN 37617 USA

Customer Phone

4233236434

PO Number

Ordered By

Customer Fax

Customer EMail

teresa.jacobs@sullivancountyttn.go

Tear Sheets

0

Affidavits

1

Blind Box

Invoice Text

Net Amount

	Total Amount	Payment Method	Payment Amount	Amount Due
	\$65.62	Check/Money Order	\$0.00	\$65.62

Ad Number

0001622608-01

Ad Type

XLegal Liner

External Ad Number

Ad Size

2 X 16 li

Color

Order Start Date

01/27/2023

Order Stop Date

01/27/2023

VACANCY – SULLIVAN COUNTY BOARD OF ZONING APPEALS

A vacancy exists on the Sullivan County Board of Zoning Appeals. Any county resident interested in serving on the Board of Zoning Appeals may submit a letter of interest and resume to: Sullivan County Mayor, 3411 Hwy 126, Suite 206, Blountville, TN, 37617 by February 7, 2023. For more information, contact the county's planning department at 423-279-2603 or email planning@sullivancountyttn.gov. Vacancy will be filled by the Sullivan County Commission on February 16, 2023.

PUB 1T: 1/27/23

RICHARD L. HICKS

277 Minuteman Drive

Bluff City, TN 37618

Cell - (423) 794-6230; E-mail – rhicks123455@yahoo.com

SUMMARY

Senior Territory Manager, Account Manager, Manufacturing, and Industrial Engineering professional with diverse experience in sales, marketing, engineering, and operations. Manage all technical and business areas that result in strong customer relationships between the company and customers. Effective communicator, negotiator, decision maker, exceptional leader. Trustworthy, highly respected, and interface positively and professionally at all levels. Manufacturing Engineering in various manufacturing areas, and Product Engineering. Held Government DOD Secret Security clearance.

PROFESSIONAL EXPERIENCE

HUNTER ENGINEERING, St. Louis, MO

2017-Present

Sales Representative

- Prepare quote proposals conforming to the approved price, terms and conditions as outlined by the company while developing customer relationships.
- Responsible for product sales, managing, supporting, and servicing the customers in my assigned area.
- Responsible for demonstrating new equipment to potential new customers.
- Work closely with distributors assigned to my area.
- Work closely with The Hunter Service technician to schedule new equipment installs.

WORTHINGTON INDUSTRIES ENGINEERED CABS, Greeneville, TN

2008-2017

Senior Territory Manager/Account Manager

- Prepare quote proposals conforming to the approved price, terms and conditions as outlined by the company.
- Generate and maintain a credible forecast for accounts and provide this information on a regular basis to Senior Management.
- Responsible for managing, supporting, and servicing the customers.
- Proactively conduct strategic account reviews with all assigned customers on a regular basis to review service needs and usage trends. Identify products and pricing that meet customer needs and business objectives.
- Work closely with the project team in order to maintain a continuous knowledge of project status in order to identify potential issues and/or opportunities within or related to the project.
- Identify trends in the market segment of products which the company manufactures.
- Manage all technical and business relationships between Worthington Industries and designated customers.
- Negotiate and implement pricing, schedules, contract terms and conditions, and all other customer specific, issues.

EPIC TECHNOLOGIES LLC/SIEMENS, Johnson City, TN

2000-2008

Senior Program Manager

- Manage all technical and business relationships between EPIC and designated customers.
- Develop, plan, implement and manage attainment of project requirements by leading a cross-functional project team.
- Prepare and manage quotations for new business opportunities.
- Manage new product introductions and end of program closeouts.
- Develop, implement and manage the business plan (budgets) for each project to achieve internal financial and business objectives.
- Support Sales and Marketing in activities leading to new customer capture and development.



Senior Manufacturing Engineer/Supervisor

- Provide support for manufacturing processes; design improvements to meet manufacturability; promote continuous improvement; new product process development; coordinate quick turn projects, product start-ups and validation; problem solving; project management; team leadership; develop and maintain procedures, bills of material, and routings; implement engineering changes; fixture design; and quoting activities.
- Product Engineering support for Siemens PET and Cardinal
- Manage independent technical projects for engineering support of manufacturing programs including scheduling engineering team assignments.
- Assess complex manufacturing processes to determine and implement opportunities for improvement.
- Resolve complex manufacturing-related problems affecting daily operations.
- Collect and summarize manufacturing-related studies – review the work of others.

RAYTHEON SYSTEMS COMPANY, Bristol, TN

1979-1999

Senior Industrial Engineer – Group Leader

- Provide technical leadership and direction to Industrial Engineers and Assembly Operators to support varied flow-line assembly operations.
- Team Quality Leader and Lead Engineer for the Electromechanical Area. Conceive and plan projects involving major production activities.
- Define and select new concepts and approaches in manufacturing operations. Conduct independent investigations applying complex technical principles.
- Plan, organize, and manage independent technical projects for engineering support of manufacturing programs that included scheduling assignments for engineering team.
- Developed corrective actions to resolve fixture fitting resulting in cost savings of \$300,000.

EDUCATION

Tusculum College, Greeneville, TN

Bachelor of Science – Business Administration

Northeast State Technical Community College, Blountville, TN

Associate of Science, Industrial Engineering Technology

Company-Sponsored Training:

General Business Ethics	Microsoft Excel and Word
ISO 9001 Awareness	Total Quality Management
Surface Mount Programming	Statistical Process Control
Internal Customer Service	Excelling as a First-Time Manager or Supervisor
Lean Manufacturing/Kaizen	KanBan
Dale Carnegie	Negotiating For Success I
<u>Ten-Step Continuous Improvement</u>	<u>Achieve Global, Professional Selling Training</u>
<u>Accident Avoidance Workshops</u>	



Agenda subject voting report

Meeting name

Sullivan County Commission February 16 2023

2/16/2023

5 Elections, Confirmations & Appointments

Description Rick Hicks to Sullivan County Board of Zoning Appeals

Chairman Venable, Richard

Total vote result

Voting start time 6:23:01 PM
Voting stop time 6:23:19 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	24
Abstain	0
No	0
Total Present	24
Absent	0

Group voting result

Group	Yes	Absent
No group	24	0
Total result	24	0

Individual voting result

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

Agenda subject voting report

Meeting name

Sullivan County Commission February 16 2023

2/16/2023

Approval Of Commission Minutes from the previous meeting

Description

Chairman Venable, Richard

Total vote result

Voting start time 6:24:02 PM
 Voting stop time 6:24:16 PM
 Voting configuration Vote
 Voting mode Open
 Vote result

Yes	24
Abstain	0
No	0
Total Present	24
Absent	0

Group voting result

Group	Yes	Absent
No group	24	0
Total result	24	0

Individual voting result

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

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

Notaries to be elected February 16, 2023

TAREN L ABELSETH
 REBECCA K BARKER
 SHAYLIN NICOLE BENTLEY
 DANIEL ROBERT BIEGER
 WESLEY BOOHER
 WENDY D. BOOMERSHINE
 JASON MATTHEW BRUNER
 JUDY CAMPBELL
 THOMAS M COLE JR
 ANGIE COWDEN
 ROBYN DAVIDSON
 ASHLEY LEE DAVIS
 CAITLYN DEEL
 DONNA BONNET DILLOW
 LARRY RAYMOND DILLOW
 STEPHANIE D EPPERSON
 CARMEN LOUISE FRAZIER
 KAREN HART
 KATELYN ALLISON HERRING
 ANGELA HOOPER
 RACHELLE LEA HUNTER JOHNSON
 MISTY M HYLTON
 PAMELA S. KETRON
 JAMES CARROLL KYTE IV
 BRENDA DIANE LAWSON
 TAMMY LETTERMAN

MARY M LIGHT
 JACE ALLEN LYON
 B. SANTANA MATNEY
 STEVEN SCOTT MCDAVID
 CYNTHIA MICHELLE MUTTER
 KAITLYN TENILLE OWEN
 TERRY R PALMER
 MARGARET ELIZABETH PARTIN
 PAMELA J PHILLIPS
 EMILY A RICHMOND
 THOMAS K. SEGELHORST
 DEBRA S SHORT
 DONNA L SMITH
 CHRISTINA STAPLETON
 MARTHA STIGALL
 VONDA D STURGILL
 AMY M. SUBBLETT
 DUSTY MICHELLE SUTHERLAND
 ALICE C THACKER
 EMILIE KAROL VAUGHN
 CASEY M WATKINS
 STEPHANIE PAIGE WILLIAMS
 TERESA WILSON
 HEATHER NICOLE WINEGAR

PERSONAL SURETY
 72517567N
 NATIONAL NOTARY ASSOC.
 WILLIAM DEREK MALCOLM
 SHANE DAVID RAY
 JAMES CARROLL KYTE III

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

24 YES

STATE OF TENNESSEE
COUNTY OF SULLIVAN

APPROVAL OF NOTARY

SURETY BONDS

February 16th 2023

Name of Notary	Personal Surety	Personal Surety
Dona Dye	Sarah Fleenor	Kathy Riner
Dreama Parsons	Kathy Riner	Dona Dye

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

24 YES

Agenda subject voting report

260

Meeting name

Sullivan County Commission February 16 2023

2/16/2023

Approval Of Notary Publics

Description

Chairman Venable, Richard

Total vote result

Voting start time 6:26:40 PM
Voting stop time 6:27:05 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	24
Abstain	0
No	0
Total Present	24
Absent	0

Group voting result

Group	Yes	Absent
No group	24	0
Total result		24
		0

Individual voting result

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

Fwd: Public Records Request - Inspection #556324861

1 message

Rebecca Borowski <rborowski22566@gmail.com>
To: tiffany.borowski@gmail.com

Tue, Feb 7, 2023 at 8:36 PM

Sent from my iPhone

Begin forwarded message:

From: Rebecca Borowski <rborowski22566@gmail.com>
Date: January 20, 2023 at 2:20:33 PM EST
To: lindamckee0956@gmail.com
Subject: Fwd: Public Records Request - Inspection #556324861

Sent from my iPhone

Begin forwarded message:

From: Kimiko Wernecke <Kimiko.Wernecke@tn.gov>
Date: January 20, 2023 at 12:32:32 PM EST
To: rborowski22566@gmail.com
Subject: Public Records Request - Inspection #556324861

Ms. Borowski:

The above-referenced public records request has been processed by the Department. Please find the requested record attached. If I can be of further assistance please do not hesitate to contact me.

Respectfully,

Kimiko Wernecke

Kimiko Wernecke | Associate General Counsel for Fire Prevention and Law Enforcement

Office of Legal Counsel

Davy Crockett Tower

500 James Robertson Parkway, Nashville, Tennessee 37243

615.253.3697

Kimiko.Wernecke@tn.gov

tn.gov/commerce

203

OUR MISSION: To provide exceptional legal service and valuable counsel to achieve the mission of our clients and serve the people of Tennessee.

NOTICE

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2 attachments



image001.png
5K

 Public Records Request.pdf
61K



Electrical Inspection

Permit Number:	undefined	Inspection Number:	
Customer Name:	Observation Knob Park - C/O Chris Ihrke	Inspector:	CRADDOCK, LARRY
Customer Address:	553, Observation Knob Park Rd., BRISTOL, TN, 37620	Inspection Type:	Electrical Safety Inspection
County:	Sullivan	Inspection Start Date:	12/02/2022
Contractor Name:		Inspection End Date:	12/02/2022
Contractor Address:		Power Supplier:	
Contractor TN License #:		Permit Fee:	0

Inspections do not warrant workmanship. Any inspection performed by an employee, agent or contractor of the State of Tennessee is performed solely for the purposes of enforcing the applicable electrical codes adopted in Tenn. Comp. R. & Regs. 0780-02-01, and may utilize a spot check performance standard. This inspection is not a comprehensive home inspection service, which is the responsibility of the owner.

You, the contractor, owner, occupant or manufacturer, are hereby notified that the installation as above does not meet the standards of the State of Tennessee, and before energy (electrical, gas or oil) can be connected or continued, the following corrections shall be made:

INSP6 - Electrical Standard Inspection Form

Reg. Code

- ART110.22 Labeling of Equipment
 Notes: Panel Not Labeled. Some not labeled at all, others not complete.
 Disconnects not labeled. Not all or not complete.
 Labeling Not legible. Must be legible in all locations.
- ART110.26 Working Space and Dead Front
 Notes: Working space inadequate. Bathhouse # 4 has waterline in front of the panel.
- ART210.8 GFCI
 Notes: GFCI Not Installed Where Required. Both bathhouses needs GFCI on the recepticals.
- ART215ART220 Feeder Conductors
 Notes: Feeder leaving bathhouse # 2 is exposed and only three wire. Can't verify where it goes.
- ART240 Overcurrent Protection
 Notes: Incorrect Breaker Size. Electrician to verify all overcurrent and wire sizes for all circuits.
 Incorrect Wire Size. Electrician to verify all overcurrent and wire sizes for all circuits.
- ART250 Grounding and Bonding
 Notes: Article 250 Electrician to verify all metal waterlines and any gas lines required shall be bonded.
- ART300 Conductor Installation
 Notes: Conductors Not Installed Properly. Some M.C. and EMT raceways aren't properly secured and or supported as required.
 Incorrect Conductor Type. Camper sire F-16 is a distribution panel and has interior grade NM installed in the feeder conduit.
- ART300.4 Physical Protection
 Notes: Conductors not Protected. Feeder from bathhouse #2 has exposed feeders going to an unknown location outside the building. The feeder is also in two separate conduits, and is only three wire.
- ART300.5 Burial Depth
 Notes: Conductors Not Buried To Proper Depth, Raceway Not Buried To Proper Depth. Incomplete raceway and incorrect burial depth on the feeder.

Permit Number:	undefined	Inspection Number:	
Customer Name:	Observation Knob Park - C/O Chris Ihrke	Inspector:	CRADDOCK, LARRY
Customer Address:	553, Observation Knob Park Rd., BRISTOL, TN, 37620	Inspection Type:	Electrical Safety Inspection
County:	Sullivan	Inspection Start Date:	12/02/2022
Contractor Name:		Inspection End Date:	12/02/2022
Contractor Address:		Power Supplier:	
Contractor TN License #:		Permit Fee:	0

Remarks:

NOTES:...

An Electrical Safety Inspection was performed on the listed property. Listed are the findings.

General..

Electrician to verify all overcurrent and wire sizes for all circuits. all labeling of all equipment and site numbers. To include the location of each disconnecting means.

Electrician to verify All service and feeder locations for proper labeling. To include unknown disconnect locations.

Electrician to verify All covers are in place and in working order. Any cover found missing or damaged shall be replace with the appropriate one.

Electrician to verify All grounding per Article 250. To include but not limited to. Water lines, gas lines, conductive materials.

Bathroom #4...

Article 110.12 (B) Main panel has "B" phase lug and connecting buss burnt to a point of unusable. Suggested to replace panel.

Article 200.6 Grounded conductors shall be re-identified for use as ungrounded conductors.

Article 240.15 (B) Electrician to verify all multi-outlet branch circuits and 240 volt circuits have approved handle ties or breakers to open all ungrounded conductors.

Bathroom #2...

Article 110.12(B) Electrician to verify there are no stranded conductors which have cut strands on the termination ends of the wire.

Article 110.3(B) There is a PVC-DWV fitting used in the reactants. Only approved fittings shall be used.

Article 90.2 Any unused conductors needs to be removed or properly terminated.

Article 408.7 There is an open hub on the top of the panel.

Campsite F-16...

Article 110.12 (B) Main panel has "A" phase lug and connecting buss and end of the conductor burnt to a point of unusable. Suggested to replace panel.

Article 110.12 (B) Electrician to verify there are no stranded conductors which have cut strands on the termination ends of the wire.

Article 334.12 (B) NM cable is ran from this panel to multiple location using unapproved cable.

Article 110.26 The push out of the camper is violating the working space of the panel access. (When replacing the panel insure to repair all broken/cracked/etc. raceways).

Article 400.12 (1) Flexible cords are being used in a permanent installation. Flexible, (extension) cords are used to be used in temporary manner.

Article 408.7 The transformer in the enclosure next to the site has a hole drilled into the cabinet and shall be closed in an approved manner.

Campsite B-17...

Article 110.3 (B) This site and any other sites which have been altered in like manner, shall be reverted back to an approved manner.

Adjacent to Campsite B-9 can't be accessed. Electrician to verify they're are no improperly terminated conductors inside and install proper cabinet screws.

If the inspection failed but the electric or gas service is already connected, the correction (s) shall be made within 30 days. Visit www.core.tn.gov to purchase and request a reinspection when corrections have been made. For additional information, please visit <https://www.tn.gov/commerce/fire-prevention.html>

The customer may request all inspections on www.core.tn.gov when the project is ready for the next inspection. For questions, comments, concerns or request inspections, please visit www.tn.gov/commerce/fire-prevention.html or call 615-741-7170.

Inspector:

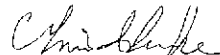
CRADDOCK, LARRY



Date: 12/02/2022

Customer:

Chris Ihrke



Date: 12/02/2022

Fwd: [EXTERNAL] Observation knob park

1 message

Rebecca Borowski <rborowski22566@gmail.com>
To: tiffany.borowski@gmail.com

Tue, Feb 7, 2023 at 8:35 PM

Sent from my iPhone

Begin forwarded message:

From: Larry Craddock <Larry.Craddock@tn.gov>
Date: January 30, 2023 at 6:35:19 AM EST
To: Rebecca Borowski <rborowski22566@gmail.com>
Subject: RE: [EXTERNAL] Observation knob park

Ms. Rebecca,

I performed the Safety Inspection per the requested sites. It was not a comprehensive inspection.

Larry C. Craddock
Electrical Inspector Lead, East Tn. Supervisor
Department of Commerce & Insurance
Fire Prevention Division
Electrical Inspection Section
Davy Crockett Tower 9th Floor
500 James Robertson Pkwy.
Nashville TN. 37243-0565
Cell (865) 805-7022
larry.craddock@tn.gov

Help us serve you better. Please take a few moments to let us know how we are doing and what we can do better by filling out the following survey <https://www.surveymonkey.com/s/HHTVRJS>

LET THE RESULT OF OUR INSPECTION NEVER BE THE LOSS OF LIFE, LIMB, OR PROPERTY.

"Electricity is really just organized lightning."

Q R Card

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

From: Rebecca Borowski <rborowski22566@gmail.com>
Sent: Sunday, January 29, 2023 7:18 PM
To: Larry Craddock <Larry.Craddock@tn.gov>
Subject: Re: [EXTERNAL] Observation knob park

*** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email - STS-Security. ***

Per our phone conversation can you please repeat if you went to specific sites or was the whole camp campground inspected in writing. Thank you for your time.

Sent from my iPhone

207

On Jan 19, 2023, at 7:31 AM, Larry Craddock <Larry.Craddock@tn.gov> wrote:

Ms. Rebecca,

Here is the link.

<https://www.tn.gov/commerce/contact-us/public-records-request.html>

Larry C. Craddock

Electrical Inspector Lead, East Tn. Supervisor Department of Commerce
& Insurance Fire Prevention Division Electrical Inspection Section

Davy Crockett Tower 9th Floor

500 James Robertson Pkwy.

Nashville TN. 37243-0565

Cell (865) 805-7022

larry.craddock@tn.gov

Help us serve you better. Please take a few moments to let us know
how we are doing and what we can do better by filling out the
following survey

[https://urldefense.com/v3/___https://www.surveymonkey.com/s/HHTVRJS_";!](https://urldefense.com/v3/___https://www.surveymonkey.com/s/HHTVRJS_)

!PRtDf9A!tWcvqgoQz6uL-ShmwijD6q111dAvmmof-LgvOt1cONJ0vLzpeq2k-Qt4vFcE8

Dg_1nnmz8A-wodVUTKxPvFH3HVzvvmx\$

LET THE RESULT OF OUR INSPECTION NEVER BE THE LOSS OF LIFE, LIMB, OR PROPERTY.

"Electricity is really just organized lightning."

Q R Card

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

From: Rebecca Borowski <rborowski22566@gmail.com>

Sent: Wednesday, January 18, 2023 11:14 AM

To: Larry Craddock <Larry.Craddock@tn.gov>

Subject: [EXTERNAL] Observation knob park

206

Hi per our conversation on phone I would like to request a copy of electrical inspection #556324861
I'm a camper at the park.

Thank you

Rebecca Borowski

Sent from my iPhone

RESOLUTIONS

Item 1 Resolution No. 2023-02-01 **APPROVED**

Sponsors: Calton/ Gardner

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. 2023-02-02 (CONSENT) **APPROVED**
Sponsors: Leonard/Stidham

A RESOLUTION To amend the budget for the Recovery Court Program grant for the current fiscal year administered by Judge Goodwin to reflect a grant increase.

Item 3 Resolution No. 2023-02-03 (CONSENT) **APPROVED**
Sponsors: Carr/Means

RESOLUTION TO EXPRESS OPPOSITION TO HB 0275 AND COMPANION BILL SB 0292 currently being considered in the state legislature for the State of Tennessee.

Item 4 Resolution No. 2023-02-04 (CONSENT) **APPROVED**
Sponsors: Gardner/Pierce

RESOLUTION To amend the General Fund 2023 fiscal year budget to in the Coroner's Accounts to include the \$3,000 funds from the sale of vehicle by the Coroner's Office to the Sheriff's Office

Item 5 Resolution No. 2023-02-05 **APPROVED**
Sponsors: Harvey/Slagle

RESOLUTION to amend the Sullivan County code of ethics (*SUBSTITUION SUBMITTED AFTER WORK SESSION*)

Item 6 Resolution No. 2023-02-06 (CONSENT) **APPROVED**
Sponsors: Crosswhite/Calton

RESOLUTION to amend Sullivan County Resolution approved on 21st April 2022 that authorized purchased and renovation 1046 Dale Street (formerly Prescription Shop.) The resolution was for an amount not to exceed \$1,400,000. After land acquisition, design, and bidding process the total project cost is \$1,781,000.



Item 7 Resolution No. 2023-02-07

APPROVED

Sponsors: Vanover/Means

RESOLUTION to enhance wording used in enforcement of property maintenance codes regarding proper disposal of used tires by individuals put on notice of being in violation of said codes.

Item 8 Resolution No. 2023-02-08

APPROVED

Sponsors: King/Calton

RESOLUTION to approve funding to complete microfilming of land records since 1951 for transferring to the State Library and Archives and to restore our oldest record books dating back to 1775 to be funded from ARPA, additional allocation of \$90,346.80 to Register of Deeds.

Item 9 Resolution No. 2023-02-09

APPROVED

Sponsors: King/Glover

RESOLUTION to approved funding the application and expenditure of a grant for Highway Department to apply for and expenditure funds up to \$1,497,922 for the repair and replacement of roads and bridges through the Federal Lands Access Program Grant.

Item 10 Resolution No. 2023-02-10

APPROVED

Sponsors: Glover/King

RESOLUTION TO DENY SUPPORT OF STEPS RELATIVE TO MEMBERSHIP IN, OR FINANCIAL SUPPORT OF, SULLIVAN COUNTY BOARD OF COMMISSIONERS AS PLAYERS IN CONCEPTUAL PUBLIC / PRIVATE AGREEMENTS OR PARTNERSHIPS REFERRED TO AS *REGIONALISM* EFFORTS, INCLUDING, BUT NOT LIMITED TO, CURRENT ATTEMPTS BY *APPALACHIAN HIGHLANDS ECONOMIC DEVELOPMENT PARTNERSHIP, INC.*, "*the HUB*", "*the HUB Region*", *NETNHub*, "*Regional Hub*" OR ANY NAMING OR RENAMING THEREOF, INCLUDING COMPLETE REJECTION OF CHANGES IN STRUCTURE AND / OR ADMINISTRATION OF *NETWORKS Sullivan Partnership*.



Agenda subject voting report

Meeting name

Sullivan County Commission February 16 2023

2/16/2023

29 Consent Agenda
Vote

Description

Item 2 Resolution No. 2023-02-02

Item 3 Resolution No. 2023-02-03

Item 4 Resolution No. 2023-02-04

Item 6 Resolution No. 2023-06-06

Chairman

Venable, Richard

Total vote result**Voting start time**

7:07:37 PM

Voting stop time

7:07:56 PM

Voting configuration

Vote

Voting mode

Open

Vote result

Yes	24
Abstain	0
No	0
Total Present	24
Absent	0

Group voting result

Group	Yes	Absent
No group	24	0
Total result	24	0

Individual voting result

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

Agenda subject voting report

272

Meeting name

Sullivan County Commission February 16 2023

2/16/2023

SULLIVAN COUNTY

273

Board of County Commissioners
243rd Annual Session

Item 1
Resolution No. 2023-02-01

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of 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 16th day of February, 2023.

Attested: Teresa Jacobs
Teresa Jacobs, County Clerk

Approved: Richard S. Venable
Richard S. Venable, Mayor

Introduced by: Commissioner Darlene Calton

Seconded by: Commissioner John Gardner

2022-02-01 ACTIONS: 02/16/23 Approved 24 Yes



Agenda subject voting report

Meeting name

Sullivan County Commission February 16 2023

2/16/2023

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 6:34:26 PM
Voting stop time 6:34:40 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	24
Abstain	0
No	0
Total Present	24
Absent	0

Group voting result

Group	Yes	Absent
No group	24	0
Total result	24	0

Individual voting result

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

Agenda subject voting report

275

Meeting name

Sullivan County Commission February 16 2023

2/16/2023

21 Zoning 1
Vote

Description Ardmore Investments, LLC

Chairman Venable, Richard

Total vote result

Voting start time 6:38:29 PM

Voting stop time 6:38:42 PM

Voting configuration Vote

Voting mode Open

Vote result

Yes	24
Abstain	0
No	0
Total Present	24
Absent	0

Group voting result

Group	Yes	Absent
No group	24	0
Total result	24	0

Individual voting result

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

Agenda subject voting report

276

Meeting name

Sullivan County Commission February 16 2023

2/16/2023

22 Zoning 2
Vote

Description 2) John & Dana Longo
Chairman Venable, Richard

Total vote result

Voting start time 6:53:59 PM
Voting stop time 6:54:12 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	24
Abstain	0
No	0
Total Present	24
Absent	0

Group voting result

Group	Yes	Absent
No group	24	0
Total result	24	0

Individual voting result

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

Agenda subject voting report

217

Meeting name

Sullivan County Commission February 16 2023

2/16/2023

23 Zoning 3
Vote

Description 3) Julie Kitzmiller
Chairman Venable, Richard

Total vote result

Voting start time 6:57:16 PM
Voting stop time 6:57:30 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	24
Abstain	0
No	0
Total Present	24
Absent	0

Group voting result

Group	Yes	Absent
No group	24	0
Total result	24	0

Individual voting result

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

Agenda subject voting report

218

Meeting name

Sullivan County Commission February 16 2023

2/16/2023

24 Zoning Text Amendments
Vote

Description Text Amendments
Chairman Venable, Richard

Total vote result

Voting start time 7:06:04 PM
Voting stop time 7:06:15 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	24
Abstain	0
No	0
Total Present	24
Absent	0

Group voting result

Group	Yes	Absent
No group	24	0
Total result	24	0

Individual voting result

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

SULLIVAN COUNTY
Board of County Commissioners
243rd Annual Session

Item 2
Resolution No. 2023-02-02

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of February, 2023.

RESOLUTION To amend the budget for the Recovery Court Program grant for the current fiscal year administered by Judge Goodwin.

WHEREAS Sullivan County's recovery Court Program grant from the State of Tennessee has been amended to increase the budget from \$102,284 to \$110,000 for the 2023 fiscal year.

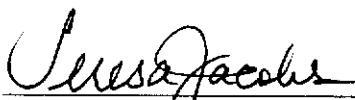
NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in regular Session, hereby approve amending the appropriations for the 2023 fiscal year from \$102,284 to \$110,000 with the account codes to be assigned by the Finance Department.

(Waiver of the Rules Requested)

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

Duly passed and approved this 16th day of February, 2023.

Attested:


Teresa Jacobs, County Clerk

Approved:


Richard S. Venable, County Mayor

Sponsored by: Commissioner Tony Leonard

Co-Sponsor(s): Commissioner Gary Stidham

2023-02-02 COMMISSION ACTION: 02/16/23 Approved on Consent 24 Yes



Sullivan County
Board of County Commissioners
243rd Annual Session

Item 3
 Resolution No. 2023-02-03

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 9th day of February, 2023.

RESOLUTION TO EXPRESS OPPOSITION TO HB 0275 AND COMPANION BILL SB 0292 currently being considered in the state legislature for the State of Tennessee.

WHEREAS, HB 0275 and companion bill SB 0292 would amend TCA Title 68 to change the distance prohibition on needle exchanges from 2000 feet to within 1000 feet of a school or public park, and

WHEREAS, this change would result in a needle exchange being eligible to be placed in Lynn Garden, and

WHEREAS, Lynn Garden is already an economically disadvantaged area of the county, and

WHEREAS, such a needle exchange would place an undue burden upon the people and community of Lynn Garden, and


WHEREAS, the people of Lynn Garden have vigorously voiced their opposition to the implementation of a needle exchange program in their community.

NOW, THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves expressing opposition to HB 0275 and SB 0292 and the proposed changing of the prohibited distance of needle exchanges from school zones and public parks, and hereby directs the Chairman of this Commission to so express such opposition to state legislators and the Governor for the State of Tennessee.

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 16th day of February, 2023.

Attest:


 Teresa Jacobs, County Clerk

Approve:


 Richard S. Venable, County Mayor

Sponsored By: Commissioner Joe Carr

Co-Sponsor(s): Commissioner Jessica Crowder Means, Cheryl Harvey, Joe McMurray

2023-02-03 ACTIONS: 02/16/23 Approved on Consent 24 Yes



Sullivan County
Board of County Commissioners
243rd Annual Session

Item 4
Resolution No. 2023-02-04

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of February 2023.

RESOLUTION To amend the General Fund 2023 fiscal year budget to in the Coroner's Accounts to include the \$3,000 funds from the sale of vehicle by the Coroner's Office to the Sheriff's Office.

WHEREAS the Sullivan County Coroner's Office has sold a vehicle to the Sheriff's Office as previously approved by this body; and,

WHEREAS the Coroner wishes to add the funds from the sale to his current fiscal year's budget.

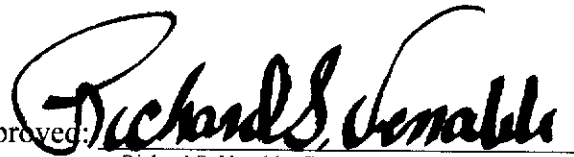
NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in regular Session, hereby approve amending the 2023 fiscal year budget to add \$3,000 to the 400 Account Supplies and Materials. Account codes to be added by the Finance Director's Office. for General Fund as follows.

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

Waiver of the Rules Requested

Duly passed and approved this 16th day of February, 2023.

Attested: 
Teresa Jacobs, County Clerk

Approved: 
Richard S. Venable, County Mayor

**Sponsored by: Commissioners John Gardner
Prime Co-Sponsor(s): Commissioner Archie Pierce**

2023-02-04 COMMISSION ACTION: 02/16/23 Approved on Consent 24 Yes



Sullivan County
Board of County Commissioners
243rd Annual Session

Item 5
Resolution No. 2023-02-05

REPLACED REPLACED REPLACED

~~To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of February 2023.~~

~~**RESOLUTION TO AMEND THE SULLIVAN COUNTY CODE OF ETHICS**~~

SEE NEXT PAGE FOR REPLACEMENT TEXT

~~WHEREAS, the General Assembly adopted the Comprehensive Governmental Ethics Reform Act of 2006 which is codified in T.C.A. § 8-17-102(3) et seq.;~~

~~WHEREAS, it required local governments to adopt by ordinance, ethical standards for all officials and employees related to the acceptance of gifts and disclosure of conflicts of interest;~~

~~WHEREAS, T.C.A. § 8-17-102(3) directs that "The term "ethical standards" does not include personnel or employment policies or policies or procedures related to the operational aspects of governmental entities."~~

~~WHEREAS, T.C.A. § 8-17-105(a) directs that the County Technical Assistance Service (CTAS) provide a model of ethical standards for officials and employees;~~

~~WHEREAS, as a result of legislation amending various statutory provisions related to ethical standards CTAS amended the model policy in 2022;~~

~~WHEREAS, the members of the Sullivan County Ethics Committee unanimously voted to recommend that the Sullivan County Legislative body adopt by resolution amendments to the Sullivan County Code of Ethics Policy;~~

~~**NOW THEREFORE BE IT RESOLVED** by the Sullivan County Legislative Body, meeting this _____ day of _____, 2021, that Sullivan Code of Ethics Policy be amended as follows:~~

- ~~• Section 1. Definitions (1): Deleting "county school board" and "utility districts". State law now directs that they each entity is now subject to a different Code of Ethics.~~
- ~~• Section 5. Ethics Complaints. Deletion of the first paragraph establishing the number and terms of office for the members of the County Ethics Committee and substituting:

 - ~~○ A County Ethics Committee (the "Ethics Committee") consisting of seven (7) members appointed to one-year terms by the county mayor with confirmation by the county legislative body, to be appointed each year at the same time as internal committees of the county legislative body. A member of the Ethics Committee shall not be prohibited to being appointed to subsequent annual terms.~~~~
- ~~• Section 6. Applicable State Laws.: Addition of the following reference to state law:

 - ~~○ Sheriff sales—T.C.A. § 8-8-206 prohibits sheriffs and deputy sheriffs from purchasing, either directly or indirectly, any property sold through their own judicial sale no matter which court is involved.~~~~

CONTINUED NEXT PAGE



REPLACED

CONTINUED
Item 5
Resolution No. 2023-02-05

~~This Resolution shall be effective upon passage, the public welfare requiring it.~~

~~Adopted this _____ day of _____, 2023.~~

~~APPROVED: _____ ATTEST:~~

~~_____
County Mayor _____ County Clerk~~

~~Sponsored by: Commissioners Cheryl Harvey
Prime Co-Sponsor(s): Commissioner Matt Slagle~~

~~2023-02-05 COMMISSION ACTION:~~



Sullivan County
Board of County Commissioners
243rd Annual Session

Item 5
Resolution No. 2023-02-05

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of February 2023.

RESOLUTION TO AMEND THE SULLIVAN COUNTY CODE OF ETHICS

WHEREAS, the General Assembly adopted the Comprehensive Governmental Ethics Reform Act of 2006 which is codified in T.C.A. § 8-17-101 et seq.;

WHEREAS, it required local governments to adopt by ordinance, ethical standards for all officials and employees related to the acceptance of gifts and disclosure of conflicts of interest;

WHEREAS, T.C.A. § 8-17-102(3) directs that “The term “ethical standards” does not include personnel or employment policies or policies or procedures related to the operational aspects of governmental entities.”

WHEREAS, T.C.A. § 8-17-105(a) directs that the County Technical Assistance Service (CTAS) provide a model of ethical standards for officials and employees;

WHEREAS, as a result of legislation amending various statutory provisions related to ethical standards CTAS amended the model policy in 2022;

WHEREAS, the members of the Sullivan County Ethics Committee unanimously voted to recommend that the Sullivan County Legislative body adopt by resolution amendments to the Sullivan County Code of Ethics Policy;

NOW THEREFORE BE IT RESOLVED by the Sullivan County Legislative Body, meeting this 16th day of February, 2023, that Sullivan Code of Ethics Policy be amended as follows:

- Section 1. Definitions (1): Deleting “county school board” and “utility districts”. State law now directs that they each entity is now subject to a different Code of Ethics.
- Section 5. Ethics Complaints. Deletion of the first paragraph establishing the number and terms of office for the members of the County Ethics Committee and substituting:
 - A County Ethics Committee (the "Ethics Committee") consisting of seven (7) members appointed to one-year terms by the county mayor with confirmation by the county legislative body, to be appointed each year at the same time as internal committees of the county legislative body. A member of the Ethics Committee shall not be prohibited to being appointed to subsequent annual terms.
- Section 6. Applicable State Laws.: Addition of the following reference to state law:
 - Sheriff sales - T.C.A. § 8-8-206 prohibits sheriffs and deputy sheriffs from purchasing, either directly or indirectly, any property sold through their own judicial sale no matter which court is involved.

This Resolution shall be effective upon passage, the public welfare requiring it.



Adopted this 16th day of February, 2023. CONTINUED

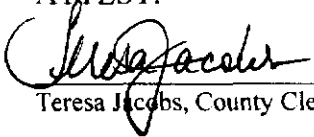
Item 5

Resolution No. 2023-02-05

This Resolution shall be effective upon passage, the public welfare requiring it.

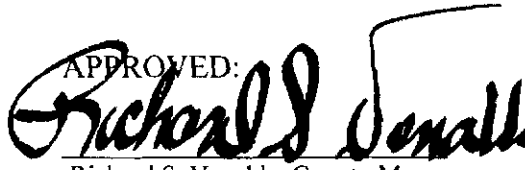
Approved this 16th day of February, 2023.

ATTEST:



Teresa Jacobs, County Clerk

APPROVED:



Richard S. Venable, County Mayor

Sponsored by: Commissioners Cheryl Harvey
Prime Co-Sponsor(s): Commissioner Matt Slagle

2023-02-05 COMMISSION ACTION: 02/16/23 Approved as amended on Waiver of Rules 24 Yes



Agenda subject voting report

267

Meeting name

Sullivan County Commission February 16 2023

2/16/2023

35 NEW BUSINESS Item 5 Resolution No. 2023-02-05 Sponsors: Harvey/Slagle
Vote

Description

RESOLUTION to amend the Sullivan County code of ethics
(SUBSTITUTION SUBMITTED AFTER WORK SESSION)

Chairman Venable, Richard

Total vote result

Voting start time 7:09:05 PM
Voting stop time 7:09:25 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	24
Abstain	0
No	0
Total Present	24
Absent	0

Group voting result

Group	Yes	Absent
No group	24	0
Total result	24	0

Individual voting result

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

Sullivan County
Board of County Commissioners
243rd Annual Session

Item 6
Resolution No. 2023-02-06

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of February 2023.

RESOLUTION to amend Sullivan County Resolution approved on 21st April 2022 that authorized purchased and renovation 1046 Dale Street (formerly Prescription Shop.) The resolution was for an amount not to exceed \$1,400,000. After land acquisition, design, and bidding process the total project cost is \$1,781,000.

WHEREAS, The Dale Street renovation project has gone through the Sullivan County bidding process two times; and

WHEREAS, the final bid project cost as exceeded the resolution authorization 1.4 million; and

WHEREAS, the resolution approved April 21st, 2022 needs to be amended by \$381,000; and

WHEREAS, all funds are from the State of Tennessee ELC budget and authorized by the Tennessee Department of Health; and

WHEREAS, This resolution approves: base bid, \$1,273,000; Alternate #1, \$47,000; Alternate #2, \$35,000; Alternate #3, \$15,000; and

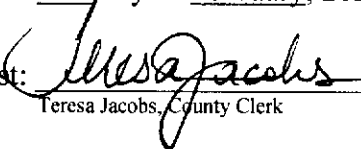
NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes amending the previous resolution \$381,000 for a total project cost \$1,781,000.

WAIVER OF RULES REQUESTED


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

Approved this 16th day of February, 2023.

Attest:


Teresa Jacobs, County Clerk

Approve:


Richard S. Venable, County Mayor

Sponsored By: Commissioner: Joyce Crosswhite
Co-Sponsor(s): Commissioner: Darlene Calton, Tony Leonard, Dwight King, Sam Jones; Gary Stidam, Hunter Locke, John Gardner.

2023-02-06 ACTIONS: 02/16/23 Approved on Consent 24 Yes



Sullivan County
Board of County Commissioners
243rd Annual Session

Item 7
Resolution No. 2023-02-07

REPLACED

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 9th day of February, 2023.

~~A RESOLUTION to amend the Sullivan County Property Maintenance Code (section, 308.2) by adding wording to enhance enforcement letters sent to property owners being notified of violations of the county's property maintenance code in regard to storage and disposal of used tires.~~

~~WHEREAS, Sullivan County's Property Maintenance Code includes steps Planning and Codes Department officials take to identify and notify property owners of violations of said Code; and~~

~~WHEREAS, the accumulation and storage of old, used tires on private property within the county is a not uncommon Code violation addressed by Planning and Codes Department officials in response to community complaints; and~~

~~WHEREAS, there are regulations in place requiring disposal of used tires through permitted facilities; and~~

~~WHEREAS, property owners in violation of the Property Maintenance Code currently are notified by letter that they have 20 days to dispose of used tires, but no procedure is in place to show proof of how said tires are disposed of; and~~

~~THEREFORE, be it resolved the following wording be inserted into violation notice letters: "Within 30 days of the date of this letter the property owner(s) must submit documentation that used tires removed from the property were disposed of through a permitted facility."~~

~~BE IT FURTHER RESOLVED, in cases involving a follow-up letter from the county attorney due to inaction during the initial 20-day window, the county attorney's letter of warning that court action could start after 10 additional days, the 30-day period for turning in documentation to that used tires removed from the property were disposed of through a permitted facility does not start anew but remains in place with the same deadline as stated in original letter's date.~~

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

Approved this _____ day of _____, 2023.

Attest: _____ Approve: _____
Teresa Jacobs, County Clerk Richard S. Venable, County Mayor

Sponsored By: Commissioner: ~~Zane Vanover~~
Co-Sponsor(s): Commissioners: ~~Jessica Means, Joyce Crosswhite, Daniel Horne, Hunter Locke~~



Sullivan County
Board of County Commissioners
243rd Annual Session

Item 7
No. 2023-02-07

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of February, 2023.

RESOLUTION TO AMEND THE SULLIVAN COUNTY PROPERTY MAINTENANCE CODE [INTERNATIONAL PROPERTY MAINTENANCE CODE AS AMENDED], SECTION 202 "GENERAL DEFINITIONS", "RUBBISH" AND SECTION 308.2 "DISPOSAL OF RUBBISH", TO ADDRESS THE PROPER DISPOSAL OF USED TIRES.

WHEREAS, the accumulation and storage of used tires on real property is a problem in Sullivan County and can be a violation of the Sullivan County Property Maintenance Code; and

WHEREAS, the improper disposal of used tires is also a problem in Sullivan County and can be a violation of state law; and

WHEREAS, state law requires disposal of used tires through permitted facilities and as allowed by legal landfills; and

WHEREAS, when Sullivan County Planning and Codes Department officials identify real property that is in violation of the Sullivan County Property Maintenance Code, action is taken to notify the owners of such violation; and

WHEREAS, there is concern that when Planning and Codes Department officials notify real property owners of violations that include used tires, that the used tires are sometimes disposed of in an improper manner, for example by moving the tires to another location or by dumping said tires off the side of the road or off a hillside or on vacant property thereby causing further blighting and pollution of the land; and

WHEREAS, property owners in violation of the Property Maintenance Code are currently notified by letter that they have 20 days to correct such violations; however, when a violation involves used tires, there is no requirement that the property owner show proof of proper disposal of such tires; and

WHEREAS, it is necessary and appropriate to amend the Sullivan County Property Maintenance Code to address the concerns addressed above;



NOW, THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves amending the Sullivan County Property Maintenance Code as follows with such amendments to become effective immediately upon passage:

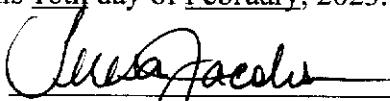
Section 202 "General Definitions", "Rubbish" is amended by deleting the phrase "except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials" and adding the words "used tires" after the word "rubber" such that the new Section 202 definition of "Rubbish" will read: "Combustible and noncombustible waste materials; paper, rags, cartons, boxes, wood, excelsior, rubber, used tires, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials."

Section 308.2 "Disposal Of Rubbish" is amended to read as follows: "When disposing of rubbish, every property owner and *occupant* thereof shall dispose of all *rubbish* in a clean, proper and environmentally safe manner by placing such *rubbish* in *approved* containers for ultimate disposal in legal landfills or by direct disposal in legal landfills. Used tires shall be disposed of through a permitted facility or through a legal landfill (as allowed by such landfill) and evidence of such disposal shall be provided upon request to Sullivan County Zoning and Property Maintenance officials."

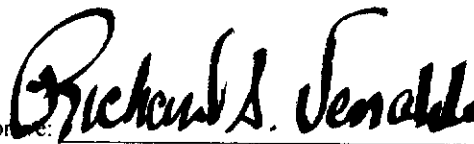
This resolution shall take effect from and after its passage. All resolutions in conflict herewith shall be and the same are hereby rescinded insofar as such conflict exists.

Approved this 16th day of February, 2023.

Attest:


Teresa Jacobs, County Clerk

Approved:


Richard S. Venable, County Mayor

Sponsored By: Commissioner Zane Vanover

Co-Sponsor(s): Commissioner Jessica Means, Joyce Crosswhite, Daniel Horne, Hunter Locke, everyone voting in the affirmative.

2023-02-07 COMMISSION ACTIONS: 02/16/23 Approved as amended on Waiver of Rules 24 Yes



Agenda subject voting report

202

Meeting name

Sullivan County Commission February 16 2023

2/16/2023

38 NEW BUSINESS Item 7 Resolution No. 2023-02-07 Sponsors: Vanover/Means
Vote

Description

RESOLUTION TO AMEND THE SULLIVAN COUNTY PROPERTY MAINTENANCE CODE [INTERNATIONAL PROPERTY MAINTENANCE CODE AS AMENDED], SECTION 202 "GENERAL DEFINITIONS", "RUBBISH" AND SECTION 308.2 "DISPOSAL OF RUBBISH", TO ADDRESS THE PROPER DISPOSAL OF USED TIRES.

Chairman

Venable, Richard

Total vote result

Voting start time 7:12:43 PM
Voting stop time 7:12:57 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	24
Abstain	0
No	0
Total Present	24
Absent	0

Group voting result

Group	Yes	Absent
No group	24	0
Total result	24	0

Individual voting result

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

Sullivan County
Board of County Commissioners
243rd Annual Session

Item 8
Resolution No. 2023-02-08

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of February 2023.

RESOLUTION to approve funding for the Register of Deeds to complete the microfilming of land records since 1951 for transferring to the State Library and Archives and to restore our oldest record books dating back to 1775 to be funded from American Rescue Plan Act additional allocated of \$90,346.80.

WHEREAS the Register of Deeds wishes to complete the microfilming and transferring those to the State Library and Archives; and,

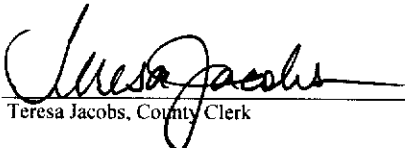
WHEREAS a number of our oldest record books dating back to 1775 need to be restored and preserved to stabilize the condition of these old documents to prevent further deterioration in a Disaster Safe Binder; and,


WHEREAS, recently Sullivan County has been allocated \$90,346.80 for Local Assistance and Tribal Consistency Fund which can be used to fund general government operations such as preserving and safeguarding old records.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby appropriated the \$90,346.80 received from the Federal Government (ARPA funds) for the Register of Deeds to microfilm land transfer records to the State Archives and to restore and safeguard Sullivan County old land transfer records. (Account codes 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.

Duly passed and approved this 16th day of February, 2023.

Attested: 
Teresa Jacobs, County Clerk

Approved: 
Richard S. Venable, County Mayor

Sponsored by: Commissioner Dwight King
Prime Co-Sponsor(s): Darlene Calton, Sam Jones, Gary Stidham, Joyce Crosswhite, John Gardner, Tony Leonard, David Akard

2023-02-08: Commission Action: 02/16/23 Approved on Waiver of Rules 24 Yes



Agenda subject voting report

Meeting name

Sullivan County Commission February 16 2023

2/16/2023

39 NEW BUSINESS Item 8 Resolution No. 2023-02-08 Sponsors: King/Calton
Vote

Description

RESOLUTION to approve funding to complete microfilming of land records since 1951 for transferring to the State Library and Archives and to restore our oldest record books dating back to 1775 to be funded from ARPA, additional allocation of \$90,346.80 to Register of Deeds.

Chairman

Venable, Richard

Total vote result

Voting start time 7:15:40 PM
Voting stop time 7:15:56 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	24
Abstain	0
No	0
Total Present	24
Absent	0

Group voting result

Group	Yes	Absent
No group	24	0
Total result	24	0

Individual voting result

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

Sullivan County
Board of County Commissioners
243rd Annual Session

Item 9
Resolution No. 2023-02-09

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of February 2023.

RESOLUTION to approved funding the application and expenditure of a grant for Highway Department to apply for and expenditure funds up to \$1,497,922 for the repair and replacement of roads and bridges through the Federal Lands Access Program Grant.

WHEREAS the proposed projects or studies are located on a public highway, bridges that is located on or adjacent to Federal Lands which the facility has title or maintenance responsibility to the County; and,

WHEREAS the Federal Share for the Access Program in this call-for-projects has been funded at 100%, no local match; and,


NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby authorizes the application, acceptance and expending up to \$1,497,922 of funds from the Federal Access on certain county roads and bridges. (Account codes to be assigned by the Finance Department).

(Waiver of the rules requested)

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

Duly passed and approved this 16th day of February, 2023.

Attested:


Teresa Jacobs, County Clerk

Approved:


Richard S. Venable, County Mayor

Sponsored by: Commissioner Dwight King

Prime Co-Sponsor(s): Hershel Glover, David Hayes, Calton, everyone voting in the affirmative.

2023-02-09 Commission Action: 02/16/23 Approved on Waiver of Rules 24 Yes



Agenda subject voting report

Meeting name

Sullivan County Commission February 16 2023

2/16/2023

40 NEW BUSINESS Item 9 Resolution No. 2023-02-09 Sponsors: King/Glover
Vote

Description

RESOLUTION to approved funding the application and expenditure of a grant for Highway Department to apply for and expenditure funds up to \$1,497,922 for the repair and replacement of roads and bridges through the Federal Lands Access Program Grant.

Chairman

Venable, Richard

Total vote result

Voting start time 7:18:00 PM
Voting stop time 7:18:16 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	24
Abstain	0
No	0
Total Present	24
Absent	0

Group voting result

Group	Yes	Absent
No group	24	0
Total result	24	0

Individual voting result

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

Sullivan County
Board of County Commissioners
243rd Annual Session

Item 10
Resolution No. 2023-02-10

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of February 2023.

RESOLUTION TO DENY SUPPORT OF STEPS RELATIVE TO MEMBERSHIP IN, OR FINANCIAL SUPPORT OF, SULLIVAN COUNTY BOARD OF COMMISSIONERS AS PLAYERS IN CONCEPTUAL PUBLIC / PRIVATE AGREEMENTS OR PARTNERSHIPS REFERRED TO AS REGIONALISM EFFORTS, INCLUDING, BUT NOT LIMITED TO, CURRENT ATTEMPTS BY APPALACHIAN HIGHLANDS ECONOMIC DEVELOPMENT PARTNERSHIP, INC., "the HUB", "the HUB Region", NETNHub, "Regional Hub" OR ANY NAMING OR RENAMING THEREOF, INCLUDING COMPLETE REJECTION OF CHANGES IN STRUCTURE AND / OR ADMINISTRATION OF NETWORKS Sullivan Partnership.

WHEREAS, this Sullivan County Board of Commissioners, solidly supports our distinctive one-of-a-kind business operations that may be engaged in what is being called *the HUB*, while we do not support *the HUB* conceptual partnership; and

WHEREAS, the aforementioned business operations are a significant and essential generator that sustains and brings unique value to the successful pulse of Sullivan County's economic health and are instrumental in the perpetuation and preservation of its (Sullivan County's) community well-being; and

WHEREAS, *the HUB* is governed by several unelected officers, including its CEO, positioned to assume control of *NETWORKS Sullivan Partnership*, and who are not held to a government by representatives that are duly elected by the people to represent over 158,000 citizens of Sullivan County (U.S. Census, 2020) in public matters as required by an oath of elected officials to uphold and defend the U.S. Constitution and the State of Tennessee Constitution, and with no provisions made for this additional level of government; and

WHEREAS, while *the HUB* may have By-Laws, it has no legislature, no constitution, no public hearings, and very importantly, no place for the "buck to stop" operations lacking any formal structure or authority for doing so. Conclusively, voters and citizenry are better served with a strong voice in legislative governmental decisions; and

WHEREAS, any blueprint relative to economic / workforce development and tourism in Sullivan County are drafted and approved by its duly elected constitutional officers and Sullivan County Board of County Commissioners as stewards of Sullivan County's economic scorecard; and

CONTINUED

WHEREAS, according to context in a Memorandum from Wilson and Worley Attorneys at Law, to Dennis Phillips, *CEO Appalachian Highlands Economic Development Partnership, INC.*, November 7, 2022:

"Purpose of *the HUB* is to promote the advancement of business conditions and overall economic prosperity of an eight (8) county area of Northeast Tennessee comprised of Johnson, Unicoi, Carter, Washington, Sullivan, Greene, Hawkins, and Hancock Counties referred to as *the HUB Region*



“*The Hub*’s purpose does not currently envision the purchasing, holding, or development of property” with the critical implicated meaning of the term ‘currently’ not yet determined.”

WHEREAS, citizens of seven (7) surrounding counties are not Sullivan County’s electorate that places local government officials into the decision-making and responsibility level outside its governance under *the HUB* concept; and

WHEREAS, *the Hub* approach, as stated in a Memorandum from Wilson and Worley Attorneys at Law, to CEO Dennis Phillips, *CEO Appalachian Highlands Economic Development Partnership, INC.*, November 7, 2022, “this to be a “Joint Venture Between *the HUB* and *NETWORKS* (all publicly funded by Sullivan County) that creates a contractual agreement with *NETWORKS*” listing the key terms that are no longer fuzzy, but essentially clear, with significant details embedded in this memorandum as follows:

“*NETWORKS* will lease its employees to *the HUB*.”

“*NETWORKS* employees to work under direction of *the HUB* CEO.”

“Five full time employees [include] Mitch Miller, Clay Walker, Michael Parker, Abby Mease, and Michelle Black.”

“Employees will be on site at *the HUB*.”

“Employees will have duty of confidentiality to the entity it is conducting work for (government entity).”

“All *NETWORKS* debt and repayment obligations will remain in place.”

“Requires a director to act in good faith, with the care of an ordinarily prudent person, and in a manner the director reasonably believes to be in the best interests of the corporation.”; and

WHEREAS, this Sullivan County Board of County Commissioners acknowledges and concurs with *NETWORKS Sullivan Partnership* attorney Bill Argabrite’s affirmation that, “We cannot amend the intergovernmental agreement. This is the charter of *NETWORKS* [*Sullivan Partnership*]. It can only be amended by the cities and the county and has to be unanimous among the cities and the county.” (*Business Journal* quotes *NETWORKS* [*Sullivan Partnership*] attorney Bill Argabrite, January 12, 2023); and

WHEREAS, this Sullivan County Board of County Commissioners recognizes that the following terminology: “good faith, care of an ordinarily prudent person, and the director determining what is believed to be in the best interests of the corporation” may not deliver a clear foundation for participation in *the HUB* structure. This takeover of duties may unconstitutionally assume control of Sullivan County’s Board of Commissioners’ checks and balances encumbered through an election process with equal representation of the ‘one person, one vote’ principle (U.S. Supreme Court *Reynolds vs Sims*, 377 US 533 {1964}); and

CONTINUED

WHEREAS, *NETWORKS Sullivan Partnership* is Sullivan County’s blueprint pioneered more than a decade ago as the economic development organization for Sullivan County in a collaborative effort of its three (3) primary communities: Bluff City, Bristol, and Kingsport that share its spirited vision, mission, and purpose, in addition to financial support to complement its goals; and

WHEREAS this legislative body of elected officers views the manifest from *the HUB* to be a somewhat designer misrepresentation regarding the performance of *NETWORKS Sullivan Partnership*, as well as history and ongoing practice of *regional* collaboration accompanied by no data showing *the HUB* regionalist order to be more beneficial than the current structure; and

WHEREAS, *NETWORKS Sullivan Partnership* was not involved in developing a structure or plan under *the HUB* constructs; and

WHEREAS, *NETWORKS Sullivan Partnership*’s quantified, measurable, and publicized goals and outcomes include investment in three (3) industrial parks; 424 acres purchased, with a total investment of \$10.74 million in land and improvements in these parks. Additionally, \$4 million is pledged to be invested in land purchase and development in Kingsport. Since 2014 *NETWORKS Sullivan Partnership* has generated about 5,033 jobs with a total investment of around \$1.2 billion and, notably, has won grants totaling around \$3.9 million: and



WHEREAS, *NETWORKS Sullivan Partnership* is the algorithm for Sullivan County economic / workforce development and stands on its merits to retain its \$750,000 operations fund (2022-2023 Sullivan County Budget, page 37, Account No. 58120); and

WHEREAS, Sullivan County is the beneficiary of solid sales tax proceeds, with these proceeds legally and constitutionally expended by this legislative body, including appropriations to *NETWORKS Sullivan Partnership*; and

WHEREAS, according to *the HUB* governance “funding from cities and counties shall be made to *the HUB* for ‘civic betterments’ including ‘funding levels for *NETWORKS [Sullivan Partnership]*’ operations from Kingsport, Bristol, Bluff City, and Sullivan County [that] would go to *the HUB* (excluding existing bond commitments) not to be commingled with *HUB* funds”; and

WHEREAS, data show that a valid and reliable resource to such a revolutionary adaptation of working across counties named “*Regional Hub*” requires a comprehensive snapshot and clarity in details eliminating barriers that inhibit or obstruct best decision making by legislative boards (Resolution 2021-06-53 with amendment passed and properly signed); this Sullivan County Board of County Commissioners unequivocally rejects a situation with conditions that may cultivate a “Sorry in Advance” notice for its citizens with bold claims and shadows of misrepresentation in *the HUB* takeover, including *NETWORKS Sullivan Partnership*; and

WHEREAS, becoming paradigm pioneers of a “regional hub” requires knowledge of what is being pioneered; and

WHEREAS, this Sullivan County Board of Commissioners is duly and properly elected and sworn to govern the interests of Sullivan County and rejects any, and all, attempts of any public / private partnerships that have no legal authority in its constitutional governance; and

CONTINUED

NOW THEREFORE BE IT RESOLVED that this Sullivan County Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session on the 16th day of February 2023 hereby fully and clearly denies any inclusionary steps within any *regionalism* framework or any related naming that inserts Sullivan County as a member therein, and forevermore shall remain unchanged, and absent from, any direct engagement with *regionalism* ideas manifest therein; the general welfare of Sullivan County citizens requiring it.

BE IT FURTHER RESOLVED that this Sullivan County Board of County Commissioners strongly believes to be duly assigned, and has accepted, the governance of Sullivan County industrial and / or economic development alongside, and / or through *NETWORKS Sullivan Partnership* with no recognition of, or participation in, public / private partnerships or *regionalism* approaches of any configuration.

BE IT FURTHER RESOLVED that this Sullivan County Board of County Commissioners is committed to continuing allocation of funding to *NETWORKS Sullivan Partnership* in lieu of any forthcoming consideration of transfer of said funding to any public / private partnership commonly referred to as *regionalism* or any facsimile thereof that has, by design, no legal authority in its governance.

BE IT FURTHER RESOLVED that this Sullivan County Board of County Commissioners believes it would be misguided to turn over public money and its economic development fate to others—primarily businesses and their interests creating a quasi-governmental entity—in lieu of ultimate control being retained by duly elected officials as a failsafe for payers of taxes while preserving the intent of voter representation.

BE IT FURTHER RESOLVED that this Sullivan County Board of County Commissioners shall include and define its intent to maintain *NETWORKS Sullivan Partnership* and / or any economic development proposal(s) within its developing *Master Plan* or *Five-year Plan* framework with an economically charged pro-business approach without an assigned desk at *the HUB* table.

BE IT FURTHER RESOLVED that this Sullivan County Board of County Commissioners acknowledges and concurs, “We cannot amend the intergovernmental agreement. This is the cla



NETWORKS Sullivan Partnership. It can only be amended by the cities and the county and has to be unanimous among the cities and the county.” (Business Journal quotes NETWORKS [Sullivan Partnership] attorney Bill Argabrite, January 12, 2023).

CONTINUED

BE IT FURTHER RESOLVED that a copy of this resolution, upon being approved and properly signed, shall be sent by the Sullivan County Clerk to Bluff City Mayor Jeff Broyles, Bristol City Mayor Vince Turner, Kingsport Mayor Pat Shull, all Tennessee members currently serving in Tennessee General Assembly, Tennessee Comptroller of the Treasury Jason Mumpower, Tennessee Attorney General Jonathan Skrmetti, United States senators Blackburn and Hagerty, United States Congresswoman Diana Harshbarger, and CEO Appalachian Highlands Economic Development Partnership, INC. Dennis Phillips.

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

Approved this 16th day of February, 2023.

Attest: _____
Teresa Jacobs, County Clerk

Approve: _____
Richard S. Venable, County Mayor

Sponsored By: Commissioner Hershel Glover

Prime Co-Sponsor(s): Commissioner(s) Dwight King, David Akard, Joe Carr, Michael Cole, Andrew Cross, Joyce Crosswhite, Cheryl Harvey, David Hayes, Daniel Horne, Mark Ireson, Sam Jones, Tony Leonard, Hunter Locke, Jessica Means, Archie Pierce, Matthew Slagle, Travis Ward, Zane Vanover.

2023-02-10 Commission Action: 02/16/23 After a brief discussion, Comm. Matthew Slagle made a motion to close debate. Comm. Harvey seconded the motion. Vote was taken and approved 20 Yes, 1 Abstain, 3 No. Vote was then taken on the resolution and approved on Waiver of Rules 22 Yes, 1 Abstain, 1 No

NOTE: Mayor Richard S. Venable opted not to sign resolution.



Agenda subject voting report

301

Meeting name

Sullivan County Commission February 16 2023

2/16/2023

item 10
motion to close debate

Description

Chairman Venable, Richard

Total vote result

Voting start time 7:44:41 PM
Voting stop time 7:45:01 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	20
Abstain	1
No	3
Total Present	24
Absent	0

Group voting result

Group	Yes	Abstain	No	Absent
No group	20	1	3	0
Total result	20	1	3	0

Individual voting result

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

Agenda subject voting report

302

Meeting name

Sullivan County Commission February 16 2023

2/16/2023

41 NEW BUSINESS Item 10 Resolution No. 2023-02-10 Sponsors: Glover/King
Vote

Description

RESOLUTION TO DENY SUPPORT OF STEPS RELATIVE TO MEMBERSHIP IN, OR FINANCIAL SUPPORT OF, SULLIVAN COUNTY BOARD OF COMMISSIONERS AS PLAYERS IN CONCEPTUAL PUBLIC / PRIVATE AGREEMENTS OR PARTNERSHIPS REFERRED TO AS REGIONALISM EFFORTS, INCLUDING, BUT NOT LIMITED TO, CURRENT ATTEMPTS BY APPALACHIAN HIGHLANDS ECONOMIC DEVELOPMENT PARTNERSHIP, INC., "the HUB", "the HUB Region", NETNHub, "Regional Hub" OR ANY NAMING OR RENAMING THEREOF, INCLUDING COMPLETE REJECTION OF CHANGES IN STRUCTURE AND / OR ADMINISTRATION OF NETWORKS Sullivan Partnership.

Chairman

Venable, Richard

Total vote result

Voting start time 7:45:41 PM
Voting stop time 7:46:04 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	22
Abstain	1
No	1
Total Present	24
Absent	0

Group voting result

Group	Yes	Abstain	No	Absent
No group	22	1	1	0
Total result	22	1	1	0

Individual voting result

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

Agenda subject voting report

303

Meeting name

Sullivan County Commission February 16 2023

2/16/2023

Name	Yes	Abstain	No	Absent
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

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

February 16, 2023

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

motion by: Calton

2nd by: Gardner

Order of Cases	Date of Application	Applicant's Name	Neighbor Opposition	Staff's Recommendation	Planning Commission's Recommendation	Regional Planning Commission Jurisdiction	Current Zoning District	Requested Zoning District	Civil District	Commissioner District
1	12/08/2-22	Ardmore Investments LLC	none	yes	yes	Sullivan	A-1	B-4 (split)	18th	7th
2	12/12/2022	John & Dana Longo	none	yes	yes	Sullivan	R-1	A-2	8th	5th
3	12/14/2022	Julie Kitzmiller	yes	yes	yes	Sullivan	R-1	R-2	5th	4th
4	ZTA	Text Amends:	none	yes	yes	All three				ALL
5										
Voting Summary:										
<u>Name</u>	<u>Case Order</u>	<u>yes</u>	<u>no</u>	<u>pass / abstain</u>	<u>absent</u>	<u>Approved</u>				
Ardmore	1									
Longo	2									
Kitzmiller	3									
ZTA:	Table 4-102A Part IV - A Delete Manufacturing from Commercial Zones Table 4-102A, Part VI (f) Administrative Approval for Residential Accessory Occupancy in Commercial Zones Table 5-102A, Part V (G) - Allow Administrative Approval of Residential Accessory Occupancy in Manufacturing Zones Appendix b-105.2 - corresponding Guidelines Article 7-1-4.2 Amend									

304

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

footnote:

PUBLIC NOTICE

Sullivan County's Mayor and Board of County Commissioners shall hold a public meeting on **Thursday, February 16, 2022** at the Sullivan County Courthouse in Blountville, Tennessee to consider three rezoning requests from the following landowners: 1) *Ardmore Investments, LLC* has requested a portion of the Tri-Cities Memory Garden to be rezoned from A-1 (General Agricultural) to B-4 (Arterial Business) for the Funeral Home/Crematorium building only. This is located at 2630 Hwy 75, Blountville and being a portion of Tax map 094, Parcel 016.00; 2) *John & Dana Longo* request their property to be rezoned from R-1 (single-family residential) to A-2 (Rural Agricultural/Residential) located at 2160 Enterprise Road, Piney Flats and being Tax Map 110, Parcel 001.08; and 3) *Julie Kitzmiller* has requested her property to be rezoned from R-1 (Single-Family Residential) to R-2 (medium density residential) located at 356 Ellis Road, Blountville and being Tax Map 065, Parcel 149.00. These individual rezoning petitions shall be considered for final approval during the public hearing of the Board of County Commissioners within the Commission Hall of the Sullivan County Historic Courthouse, located at 3411 Highway 126, Blountville, TN. In addition, the Sullivan County Regional Planning Commission has requested approval of a few minor Zoning Text Amendments to the *Sullivan County Zoning Resolution*. The following sections of the code shall be considered for amendment: Table 4-102A, Part IV (A) remove Manufacturing Land Uses from Commercial Zones; Table 4-102A, Part VI (I) – Accessory Activities/Land Uses – allowing residential occupancy in commercial zones as an accessory use to the business subject to Supplemental Regulations; Table 5-102A, Part V (G) – Residential Occupancy Accessory Use in Manufactured Zones – to allow residential occupancy as an accessory use subject to Supplemental Regulations; amend Appendix B-105.2 to move Residential Occupancy Supplemental Regulations to Appendix B-105.1 Part 16 to be administratively approved; and amend Article 7-104.2 – Design of Parking Stalls, to strike out Planning Commission from approving any variances to the requirements. All inquiries, questions or concerns can be shared prior to the public meeting by contacting the Planning Director at 423.279.2603 or by emailing her at planning@sullivancountyttn.gov. Copies of these amendments are filed in the Sullivan County Planning & Codes Department located within the Historic Snow House at 3425 Hwy 126, Blountville, TN.



**SIXRIVERS
MEDIA**

Order Confirmation

Ad Order Number

0001622146

Sales Rep.

mwilder

Order Taker

mwilder

Customer

SULLIVAN CO PLANNING & CODE

Customer Account

1047408

Customer Address

3425 TENN. HWY 126

BLOUNTVILLE TN 37617 USA

Customer Phone

4235236440

PQ Number

Ordered By

Customer Fax

Customer EMail

planning@su.cva.ncountytg.gov

Tear Sheets

0

Affidavits

1

Blind Box

Invoice Text

Net Amount

\$224.00

Total Amount
\$224.00

Payment Method
Check/Money Order

Payment Amount
\$0.00

Amount Due
\$224.00

PETITION TO SULLIVAN COUNTY FOR REZONING

307 1

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

Date: 12-7-2022

Property Owner: ARDMORE INVESTMENTS, LLC.

Address: 2630 STATE HIGHWAY 75 BLOUNTVILLE, TN

Phone number: 423-571-0295

Email: hayden@hamlettdobson.com

Property Identification

Tax Map: 094	Group:	Parcel: PART OF 016.00	
Zoning Map: <u>16</u>	Zoning District: A-1	Proposed District: B-4	Civil District: 18TH
Property Location: 2630 STATE HIGHWAY 75 BLOUNTVILLE, TN			Commission District: <u>7th</u>
Purpose of Rezoning: TO CONFORM WITH THE EXISTING BUSINESS			

Meetings

Planning Commission:

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

Date: 1/17/2023

Time: 6:00 PM

Approved:

Denied:

County Commission:

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

Date: 2/16/2023

Time: 6:00 PM

Approved: Approved 24 Yes

Denied:

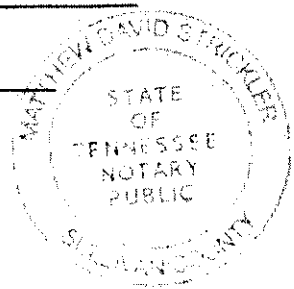
DEED RESTRICTIONS

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: [Handwritten Signature]

Date: 12-8-22

Notary Public: [Handwritten Signature]



My Commission Expires: 5-22-23

THE CHAIRMAN SHALL READ THE OPENING STATEMENT REGARDING THE REZONING PROCEDURES

F1. REZONING REQUEST FROM A-1 TO B-4 (SPLIT ZONING FOR OFFICE BUILDING/FUNERAL HOME CHAPEL ONLY)

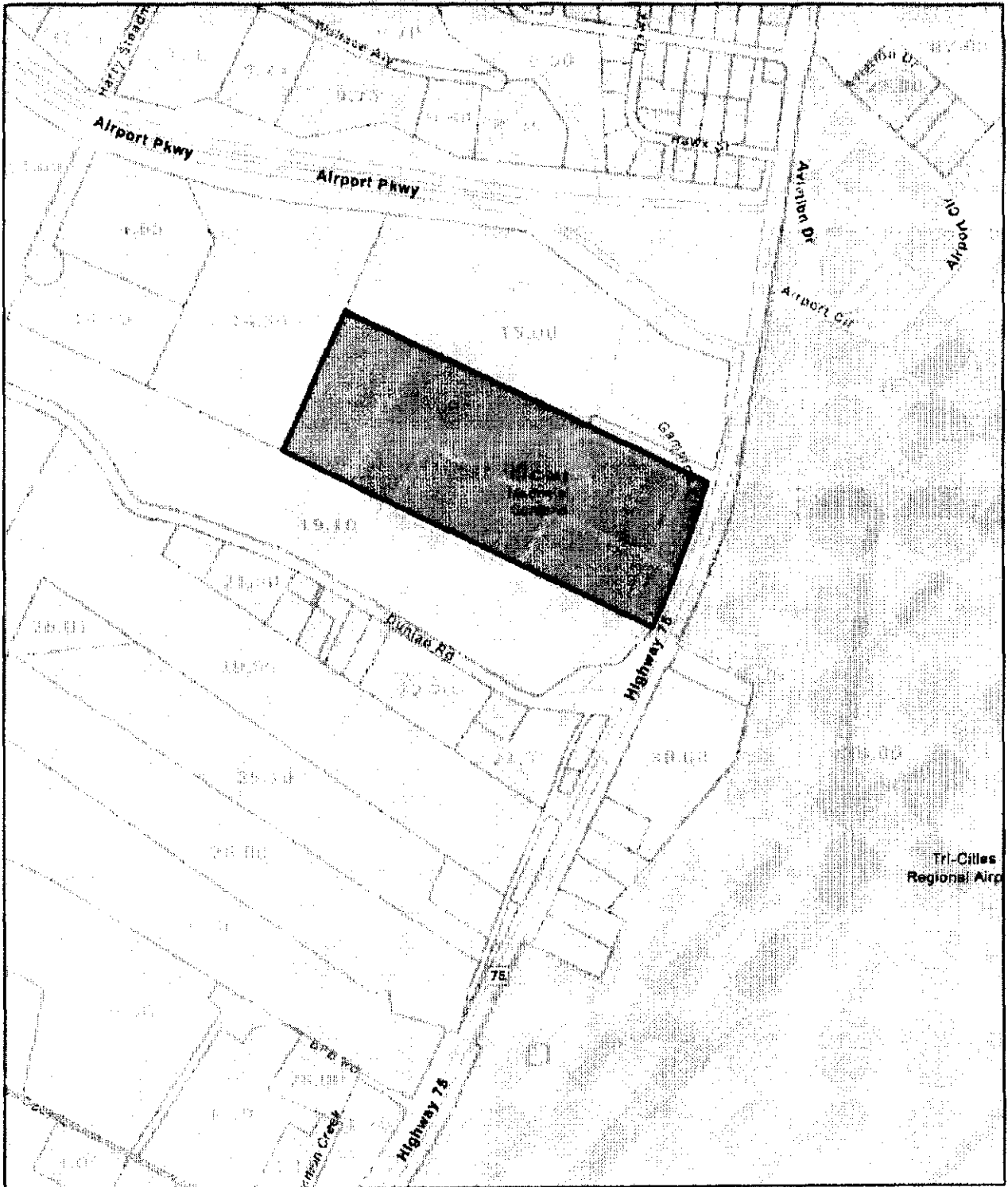
FINDINGS OF FACT-

Landowner: Ardmore Investments, LLC (Tri-Cities Memory Gardens Inc @ East TN Funeral Home and Services)
Applicants: Chad Correll
Representative: same
Location: 2630 Highway 75, Blountville, TN
Mailing Address of Owners: P. O Box 27, Kingsport, TN 37662
Civil district of rezoning: 18th
Commission District of rezoning: 7th
Parcel ID: Tax Map 094, Part of Parcel 016.00
Subdivision of Record: n/a
PC1101 Growth Boundary: Sullivan County Planned Growth Area
Utility District: Kingsport Utility District
Public Sewer: Kingsport Public Sewer in proximity
Lot/Tract Acreage: 2.25 acres for rezoning request
Existing Zoning: A-1
Surrounding Zoning: A-1, R-1 (County) and MX (Kingsport Zoning)
Requested Zoning: B-4 – split zoning
Existing Land Use: Funeral Home/Chapel/Crematory/Office and Mausoleum Building
State of TN Existing Land Use: Commercial
Surrounding Land Uses: airport, cemetery, single family, highway commercial, office park
2006 Land Use Plan: Cemetery/Open Space
Neighborhood Opposition: none received prior to meeting; however, several calls of inquiry
Staff Field Notes and Findings of Facts:

- Ardmore Investments, LLC recently purchased the property in September of 2022. During the due-diligence of the appraisal findings that was requested of staff, it was discovered that the existing building on the property is being used as a Funeral Home/Chapel, Crematory/funeral offices in addition to the Mausoleum.
- In 2003, the Zoning Office issued a Zoning Compliance Permit for a Mausoleum for Tri-City Memory Gardens. However, over time, the building must have been expanded to include the crematory and office building.
- Sullivan County Zoning Resolution allows for cemeteries, chapels, religious facilities, tombs and mausoleums to be permitted in any agricultural zone. However, the crematory and funeral services functions are considered a business and must be located within a business zone. Therefore, the new owner would like to bring the existing facilities into zoning compliance. The remaining cemetery and open space lands may remain in the A-1 zoning.
- This property fronts along Hwy 75 in the Planned Growth Area of the county and has access to public utilities to support the existing use.
- Staff recommends in favor of the split zoning request (see boundary survey plan)

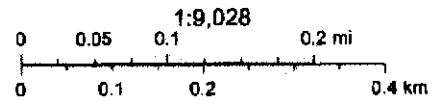
Meeting Notes at Planning Commission:

- *The Planning Director read her Field Notes and Findings.*
- *Hayden Correll, son of applicant, Chad Correll, was present to address the Commission. He confirmed that the need the Zoning Compliance Report in order to secure the State transition license from previous landowner. Discussion followed.*
- *Linda Brittenham stated that this request seemed straightforward and made a motion to forward a favorable recommendation on to the County Commission.*
- *Darlene Calton seconded the motion and the vote in favor passed unanimously.*



Date: January 10, 2023

County: Sullivan
Owner: ARDMORE INVESTMENTS LLC
Address: HWY 75
Parcel Number: 094 016.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of TDOT Imagery: 2019
Date of Vexcel Imagery: 2021



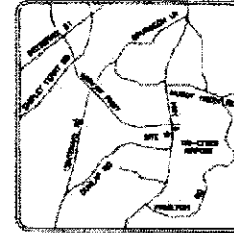
Earl Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI, NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

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.

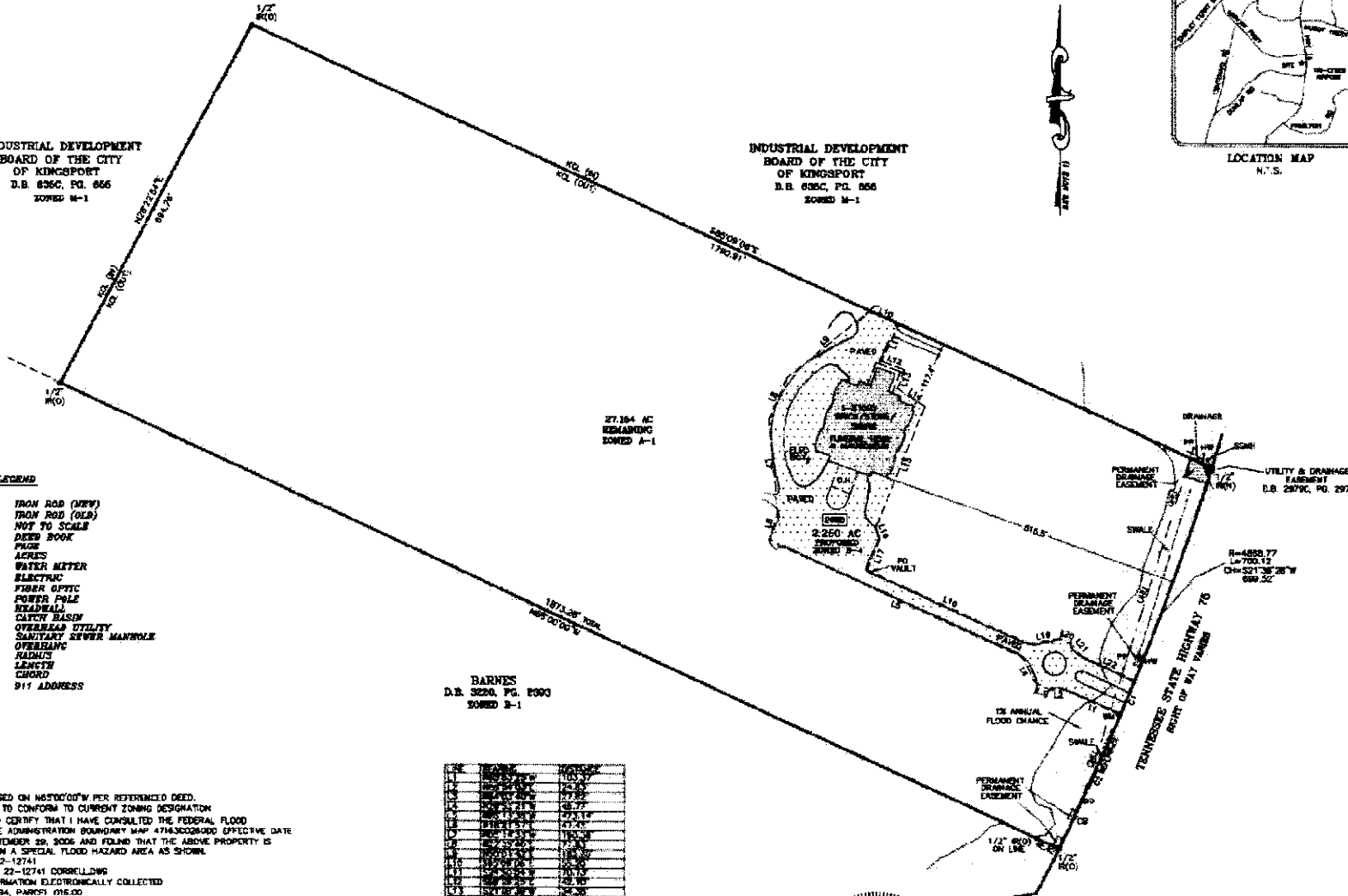
© COPYRIGHT ALLEY & ASSOCIATES, INC. 2022
 THIS MAP CANNOT BE USED FOR ANY OTHER
 PURPOSE THAN IS INTENDED ON THIS DATE.

INDUSTRIAL DEVELOPMENT
 BOARD OF THE CITY
 OF KINGSFORT
 D.B. 636C, PG. 666
 ZONED M-1

INDUSTRIAL DEVELOPMENT
 BOARD OF THE CITY
 OF KINGSFORT
 D.B. 636C, PG. 666
 ZONED M-1



LOCATION MAP
 N.T.S.



LEGEND

- IRM) IRON ROD (NEW)
- IR(O) IRON ROD (OLD)
- N.T.S. NOT TO SCALE
- D.B. DEED BOOK
- P.G. PAGE
- AC ACRES
- WM WATER METER
- ELEC ELECTRIC
- PO POWER OFFICE
- PP POWER POLE
- BW BROADWAY
- CB CATCH BASIN
- OU OVERHEAD UTILITY
- SM SANITARY SEWER MANHOLE
- O.H. OPEN HANG
- R.L. RAINLINE
- L= LENGTH
- CH= CHORD
- 123 911 ADDRESS

BARNES
 D.B. 3220, PG. 690
 ZONED R-1

NOTES

- 1) NORTH BASED ON N65°00'00"W PER REFERENCED DEED.
- 2) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 474630020000 EFFECTIVE DATE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN.
- 4) JOB NO. 22-12741
- 5) ACAD FILE 22-12741 CORRECTIONS
- 6) FIELD INFORMATION ELECTRONICALLY COLLECTED
- 7) TAX MAP 84, PARCELS 196.00
- 8) DEED REFERENCE: D.B. 3143, PG. 583, D.B. 2505C, PG. 216; D.B. 2829C, PG. 44, D.B. 2579C, PG. 287
- 9) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 12) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 13) SUBJECT PROPERTY IS A CEMETERY, ROADS AND GRAVES NOT SHOWN OR LOCATED.

LINE	BEARS	INS	HIGH	CHORD	LENGTH	BEARING
1	100.00	100.00	0.00	0.00	100.00	S00°00'00"W
2	100.00	100.00	0.00	0.00	100.00	S00°00'00"W
3	100.00	100.00	0.00	0.00	100.00	S00°00'00"W
4	100.00	100.00	0.00	0.00	100.00	S00°00'00"W
5	100.00	100.00	0.00	0.00	100.00	S00°00'00"W
6	100.00	100.00	0.00	0.00	100.00	S00°00'00"W
7	100.00	100.00	0.00	0.00	100.00	S00°00'00"W
8	100.00	100.00	0.00	0.00	100.00	S00°00'00"W
9	100.00	100.00	0.00	0.00	100.00	S00°00'00"W
10	100.00	100.00	0.00	0.00	100.00	S00°00'00"W
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12	100.00	100.00	0.00	0.00	100.00	S00°00'00"W
13	100.00	100.00	0.00	0.00	100.00	S00°00'00"W
14	100.00	100.00	0.00	0.00	100.00	S00°00'00"W
15	100.00	100.00	0.00	0.00	100.00	S00°00'00"W
16	100.00	100.00	0.00	0.00	100.00	S00°00'00"W
17	100.00	100.00	0.00	0.00	100.00	S00°00'00"W
18	100.00	100.00	0.00	0.00	100.00	S00°00'00"W
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23	100.00	100.00	0.00	0.00	100.00	S00°00'00"W
24	100.00	100.00	0.00	0.00	100.00	S00°00'00"W
25	100.00	100.00	0.00	0.00	100.00	S00°00'00"W
26	100.00	100.00	0.00	0.00	100.00	S00°00'00"W
27	100.00	100.00	0.00	0.00	100.00	S00°00'00"W
28	100.00	100.00	0.00	0.00	100.00	S00°00'00"W
29	100.00	100.00	0.00	0.00	100.00	S00°00'00"W
30	100.00	100.00	0.00	0.00	100.00	S00°00'00"W



REZONING PLAT
 2.250 ACRES
 18TH CIVIL DISTRICT
 SULLIVAN COUNTY, TENNESSEE
 DATE: DECEMBER 7, 2022
 SCALE: 1"=120'



ARMORE INVESTMENTS, LLC
 SULLIVAN COUNTY TENNESSEE

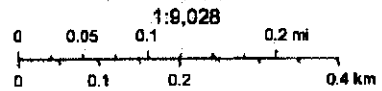
ALLEY & ASSOCIATES, INC.
 SURVEYORS
 100 N. MARKET STREET, SUITE 200, KINGSFORD, TN 37763
 TEL: (423) 247-1000
 FAX: (423) 247-1001
 P. MAIL: 247-1000

Sullivan County - Parcel: 094 016.00



Date: January 10, 2023

County: Sullivan
 Owner: ARDMORE INVESTMENTS LLC
 Address: HWY 75
 Parcel Number: 094 016.00
 Deeded Acreage: 0
 Calculated Acreage: 0
 Date of TDOT Imagery: 2019
 Date of Vexcel Imagery: 2021



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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.



NOTICE
THIS PROPERTY IS
BEING CONSIDERED
FOR RE-ZONING
323-6440

ESTABLISHED
1850
FLORISSANT STREET

ESTABLISHED
1850

ESTABLISHED
1850





SULLIVAN COUNTY

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



315

NOTICE OF REZONING REQUEST

January 4, 2023

Dear Property Owner:

Please be advised Ardmore Investments, LLC has applied to Sullivan County to rezone properties located at 2630 Highway 75, Blountville from the current zoning of A-1 (Low Density/Single Family Residential/General Agricultural District) to B-4 (Arterial Business District) for the purpose of zoning compliance for the existing Funeral Home. The property is Tax Map 094, Parcel 016.00 the Sullivan County Tax Map. This rezoning request is just for the area around the Funeral Home/Chapel/Office/Mausoleum structure and driveway and not for the cemetery lands. Ardmore Investments are the new landowner of the site. 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:

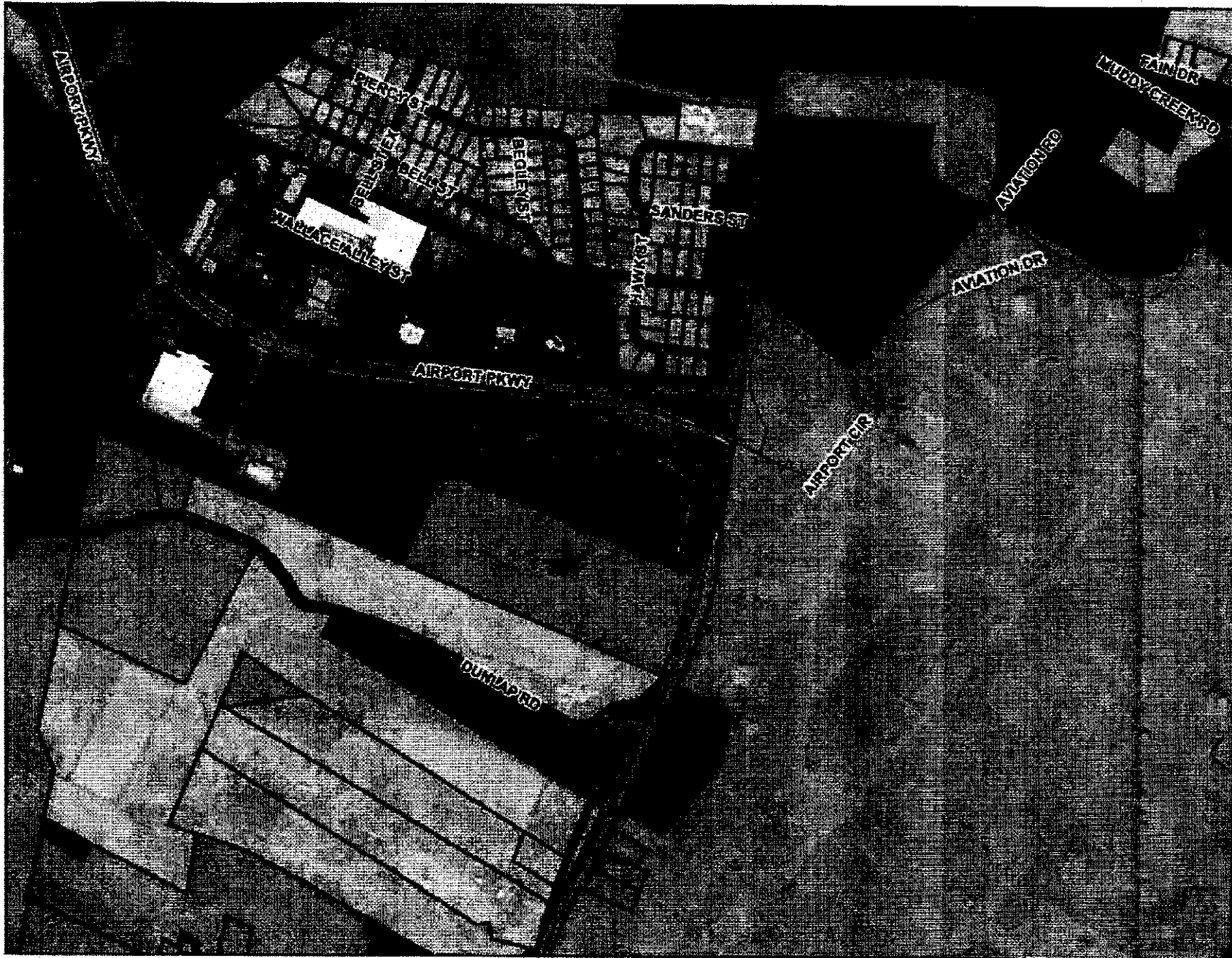
Sullivan County Regional Planning Commission – 6:00 PM on January 17, 2023

Sullivan County Commission – 6:00 PM on February 16, 2023

Both public meetings shall be held in the Historic Sullivan County Courthouse, 2nd 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 or you may call me directly at 423.279.2603.

Regards,

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



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.

□ Parcel Lines
 (20220325)

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.



316

317 ✓

02 99

APPLICATION TO SULLIVAN COUNTY, TENNESSEE
FOR ZONING COMPLIANCE PERMIT

County Property Identifier				Approved: <input checked="" type="checkbox"/> Denied: _____
Tax Map: <u>94</u>	Ctl. _____	Group: _____	Parcel: <u>16.00</u>	By: <u>J. Morrison</u>
Zone: <u>A-1</u>	Zone Map: <u>16</u>			Date: <u>9-28-03</u>
				Received Permit Fee: <u>800.00</u>

Contractor: DPM Enterprises INC. \$ Amount: 200,000 + State License: 47119
 Address: 128 Regional PK DR. KOT TN 37660 Phone: 349-4129
 Location of Property: HWY-75

Owner: Tri-City Memory Gardens Phone: _____
 Address: _____

Type of Structure: Mausoleum Use: Commercial
 Minimum Yard Requirements: Front 50 Rear 50 Side 50

REMARKS: <u>C.D. ISSUED 5/31/04 CES</u> <u>STARTED w/o permit</u>	Flood Insurance Information
	Floodway not to be used: _____ Zone A-1/A-5 Elevation Requirements: _____ Zone B Elevation Requirements: _____ Existing Floor Elevation: _____ Finished Floor Elevation: _____ Outside Flood Plain: _____

It is the applicant's responsibility to call for an initial set-back inspection once the site is staked. Upon completion of construction, the applicant must call for a final inspection and a Certificate of Occupancy. Please allow a (3) three day turn-around for inspections.

This permit (if not exercised) expires one year from date of issuance.

LIABILITY: The granting or approval of any permit shall not constitute a representation, guarantee, or warranty of any kind or nature by Sullivan County, Tennessee, or the Sullivan County Planning Commission, or by any officer or employee of either thereof, of the practicality or safety of any structure or the use proposed and shall create no liability upon or cause action against such public body, officer, or employee for any damage that may result pursuant thereto.

J. Harry Ritten Pres
(Signed Owner/Agent)

BZA Action Required: Yes _____ No If yes, Case Number: _____

Comments: _____

18	19	20	21
22	23	24	25
26	27	28	29
30	31	32	33

7	8
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39	40
47	48

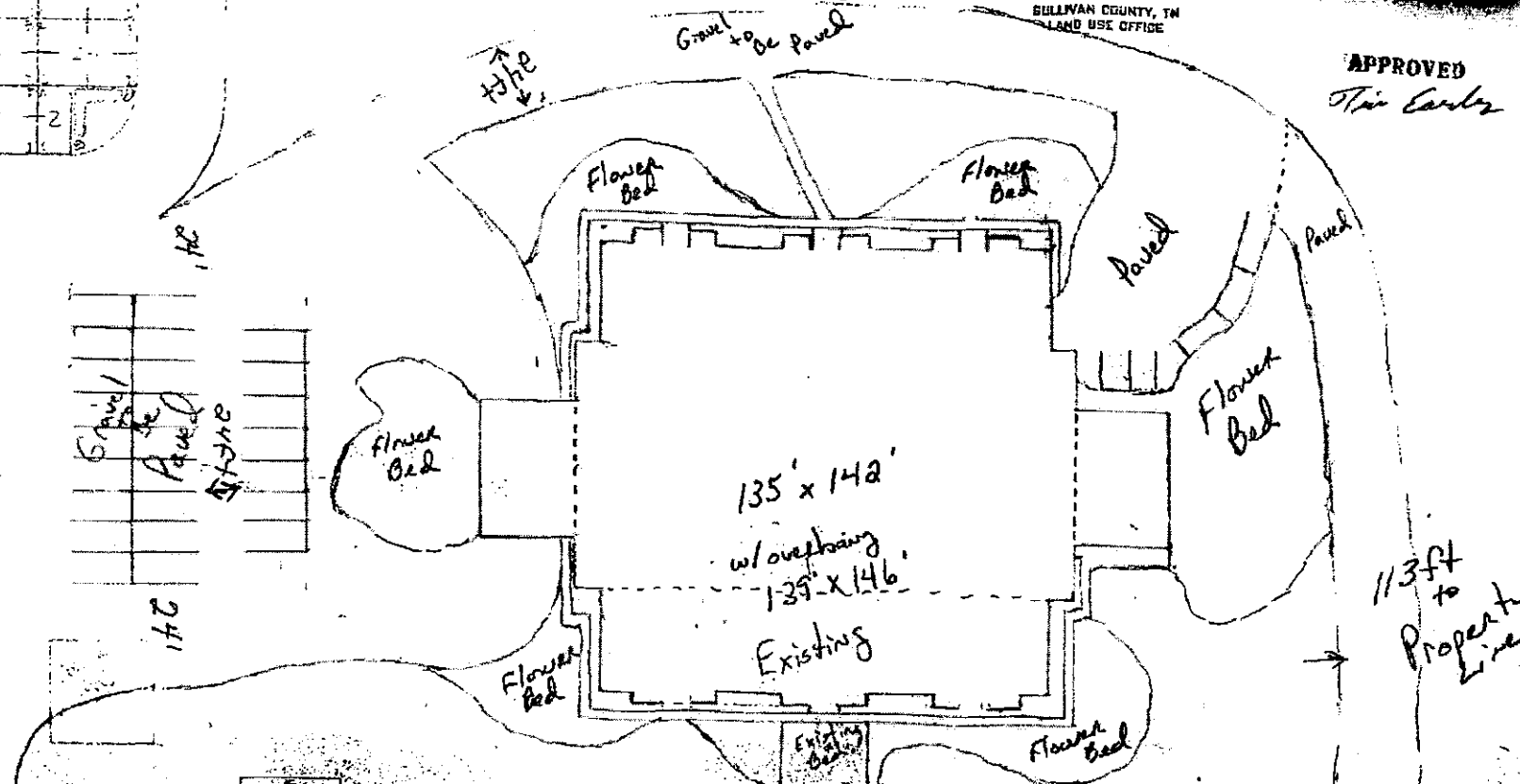
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95	96

A	4	EA	7	7A	14	14A	16	16A	23	23A	24	24A	31	31A	32	32A	39	39A	40	40A	47	47A	45	45A	55	55A
B	5	EB	8	8B	15	15B	17	17B	24	24B	25	25B	32	32B	33	33B	40	40B	41	41B	46	46B	49	49B	54	54B
C	6	EC	9	9C	12	12C	18	18C	21	21C	26	26C	29	29C	34	34C	37	37C	42	42C	45	45C	50	50C	53	53C
D	1	ED	10	10D	11	11D	19	19D	22	22D	27	27D	30	30D	35	35D	38	38D	43	43D	48	48D	51	51D	56	56D

Just Lanes
TRI-CITY MEMORY GARDENS
 Gravel to be Paved

RECEIVED
 AUG 20 2011
 SULLIVAN COUNTY, TN
 LAND USE OFFICE

APPROVED
Tim Carter



113ft to Property Line

APPLICATION TO SULLIVAN COUNTY, TENNESSEE
FOR ZONING COMPLIANCE PERMIT

County Property Identifier				Approved: <input checked="" type="checkbox"/> Denied: <input type="checkbox"/>
Tax Map: 94	Ctl. _____	Group: _____	Parcel: 16.00	By: J. MARRISON
Zone: A-1	Zone Map: 16			Date: 9-28-03
				Received Permt Fee: 800.00

Contractor: DPM Enterprises INC. \$ Amount: 200,000 + State License: 47119
 Address: 128 Regional PK DR. Kpt TN 37660 Phone: 349-4129
 Location of Property: HWY- 75

Owner: Tri-City Memory Gardens Phone: _____
 Address: _____

Type of Structure: MAUSOLEUM Use: Commercial
 Minimum Yard Requirements: Front 50 Rear 50 Side 50

REMARKS: <u>C.D. ISSUED 5/31/03 CES</u> <u>STARTED w/o permit</u>	Flood Insurance Information
	Floodway not to be used: _____ Zone A-1/A-5 Elevation Requirements: _____ Zone B Elevation Requirements: _____ Existing Floor Elevation: _____ Finished Floor Elevation: _____ Outside Flood Plain: _____

It is the applicant's responsibility to call for an initial set-back inspection once the site is staked. Upon completion of construction, the applicant must call for a final inspection and a Certificate of Occupancy. Please allow a (3) three day turn-around for inspections.

This permit (if not exercised) expires one year from date of issuance.

LIABILITY: The granting or approval of any permit shall not constitute a representation, guarantee, or warranty of any kind or nature by Sullivan County, Tennessee, or the Sullivan County Planning Commission, or by any officer or employee of either thereof, of the practicality or safety of any structure or the use proposed and shall create no liability upon or cause action against such public body, officer, or employee for any damage that may result pursuant thereto.

J. Larry Peter, Pres
 (Signed Owner/Agent)

BZA Action Required: Yes _____ No If yes, Case Number: _____

Comments: _____

Ambre Torbett

From: Dave Jones <DJones@triflight.com>
Sent: Friday, January 13, 2023 11:45 AM
To: Ambre Torbett
Subject: FW: rezoning packet for TriCities Memory Garden - new owners Ardmore Investments
Attachments: F1 Ardmore Investments rezoning A1 to B4 split zoning.pdf

Ambre,
 For some reason, the below email kicked back as undeliverable...
 Hope this second try works.
 Thanks,
 David

From: Dave Jones
Sent: Friday, January 13, 2023 11:39 AM
To: Ambre Torbett (planning@sullivancounty.org) <planning@sullivancounty.org>
Subject: FW: rezoning packet for TriCities Memory Garden - new owners Ardmore Investments

Ambre,
 Appreciate the explanation of the proposed zoning effort, that helps a lot.
 The airport is certainly not opposed to the re-zoning request from the cemetery folks.
 The only thing we would ever be concerned about is if they (Ardmore Investments, LLC) wanted to construct additional buildings which may impact the Runway 9 approach surfaces.....basically, building heights and exterior lighting....
 Let me know if you need any additional information from the airport.
 Thanks,

David W. Jones
 Deputy Executive Director
 Tri-Cities Airport
 2525 Hwy 75, Suite 305
 Blountville, TN 37617
 (O) 423-325-6006
 (C) 423-502-6006

From: Ambre Torbett <planning@sullivancountyttn.gov>
Sent: Friday, January 13, 2023 10:29 AM
To: Dave Jones <DJones@triflight.com>
Subject: rezoning packet for TriCities Memory Garden - new owners Ardmore Investments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for the call David,
 Sorry I was away from my desk at the moment. I am attaching my full report to the Planning Commission on this case for your better understanding.

The previous owner back in 2003 started building a mausoleum without a permit. Tim Earles, building inspector at the time, caught it and required a site plan and permit. So, we issued the permit. Mausoleums are just buildings to put ash remains so not considered a business. However, what they ended up building was a full-service Funeral Home and

Crematorium as well as the mausoleum. The new owner, through their due diligence of appraisal asked for a Zoning Compliance, for which we discovered what happened. So, the owner agreed to request a rezoning to B-4 but for just the area around the building, not the cemetery. Sort of an odd split zoning but it will at least bring it into compliance with zoning. Funeral Services are full on business, but a cemetery is considered open space and not a business. Thus, the confusion, I guess.

I hope this better explains. There are no plans for any building expansion and the zoning boundary for the B-4 will restrict any expansion at all really. So, nothing will change.

Many thanks,

Ambre M. Torbett, AICP
Director of Planning & Community Development
Stormwater Administrator
Sullivan County Planning & Codes Dept.
3425 Hwy. 126 | Historic Snow House
Blountville, TN 37617
423|279.2603 (desk)
423|323.6440 (main)
www.sullivancountytn.gov

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: Dec 12, 2022

Property Owner: Dana Longo
Address: 2160 Enterprise Rd, Piney Flats, TN 37686
Phone number: 910-916-3459 Email: Dana_Longo@yahoo.com

Property Identification

Tax Map: 110 Group: Parcel: 001.08
Zoning Map: 26 Zoning District: R-1 Proposed District: A-2 Civil District: 08th
Property Location: 2160 Enterprise Rd, Piney Flats, TN 37686
Purpose of Rezoning: Putting shed Commission District 5th

Meetings

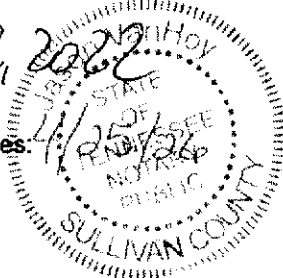
Planning Commission: Sullivan County Planning Commission
Place: Blountville court house
Date: 1/17/2023 Time: 6:00 PM
Approved: Denied: _____

County Commission:
Place: Historic Courthouse 2nd Floor Commission Chambers Blountville, TN
Date: 2/14/2023 Time: 6:00 PM
Approved: Approved 24 Yes 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: Dana Longo
Notary Public: Jean VanHoy

Date: Dec 12, 2022
My Commission Expires: 4/25/26


F. REZONING REQUESTS: ZONING PLAN AMENDMENT: ZONING MAP CHANGE**F2. REZONING REQUEST FROM R-1 TO A-2 (RURAL AGRICULTURAL/LOW DENSITY/SINGLE FAMILY RESIDENTIAL)****FINDINGS OF FACT –**

Landowner:	John & Dana Longo
Applicants:	same
Representative:	same
Location:	2160 Enterprise Road, Piney Flats
Mailing Address of Owners:	same
Civil district of rezoning:	8th
Commission District of rezoning:	5th
Parcel ID:	Tax Map 110, Parcel 001.08
Subdivision of Record:	Lot 1, Plat Book 52, Page 399 – Clinton Steele Property
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Utility District:	Blountville Utility District but served by Bristol-Bluff City Utility District (4"line)
Public Sewer:	septic
Lot/Tract Acreage:	Lot 1, 4.130 acres
Existing Zoning:	R-1
Surrounding Zoning:	R-1 and A-1
Requested Zoning:	A-2
Existing Land Use:	Single-Family/Low Density
Surrounding Land Uses:	Single-Family, Vacant, Farmland
2006 Land Use Plan:	Low Density Residential/General Agricultural & Outdoor Recreational Overlay
Neighborhood Opposition:	none received prior to meeting.

Staff Field Notes and Findings of Facts:

- The applicant has amended her rezoning request for A-2, which requires a minimum of 2 acres of land. They have over 4 acres in this lot. They also own the adjacent lot 2 and parcels across the road that are vacant.
- A-2 zoning is for large tracts not otherwise planned for further development.
- Due to the steep and rocky hillside of her rear yards and established dwelling, the recommendation is to not further develop the property into additional house lots; therefore, a rezoning to A-2 would be an appropriate zoning district.
- The A-2 zoning district allows up to a maximum of 2,600 square feet of detached residential accessory structure square footage. Prior to the zoning code update February of 2020, all lots could have up to 2,000 square feet. However, the updated zoning code restricts R-1 lots to up to 1,200 square feet. Therefore, this rezoning, if approved would help bring her property into conformance with the square footage limitation of detached storage structures.
- Attached is the engineering report letter regarding the stormwater management recommendations from a local civil engineer. The report noted that the additional landscaping and tree plantings shall improve the stormwater absorption of the property from natural drainage patterns.

Meeting Notes at Planning Commission:

- *The Planning Director read her Field Notes and Findings of Facts.*
- *Dana Longo was present to address the Commission.*
- *There was no opposition expressed during the hearing. Staff explained that this request would bring her property into zoning conformance due to the change in the zoning code restricting the square footage of detached accessory structures from 2,000 to 1,200 in R-1 Zoning. The A-2 district would allow her to keep her garage and shed as well as the added carport, if approved.*
- *Laura McMillian motioned to forward a favorable recommendation on to the County Commission. John Moody seconded the motion and the vote in favor passed unanimously.*

Address Data Source:
Sullivan County GIS
Johnson City, TN GIS
and contribution

District 6

Notice:
This map is for informational purposes only. It cannot be used to establish legal rights or interests in real property. All rights are reserved. This map is for informational purposes only. It cannot be used to establish legal rights or interests in real property. All rights are reserved.

Lot Lines

Bristol UGB

Kingsport UGB

Sullivan County

Zoning

A-1

A-2

A-5

AR

B-1

B-2

B-3

B-4

M-1

M-2

PBD-3

PBD/SC

PMD-1

PMD-2

R-1

R-2

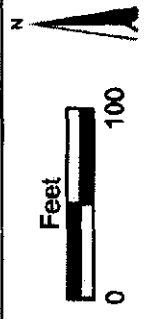
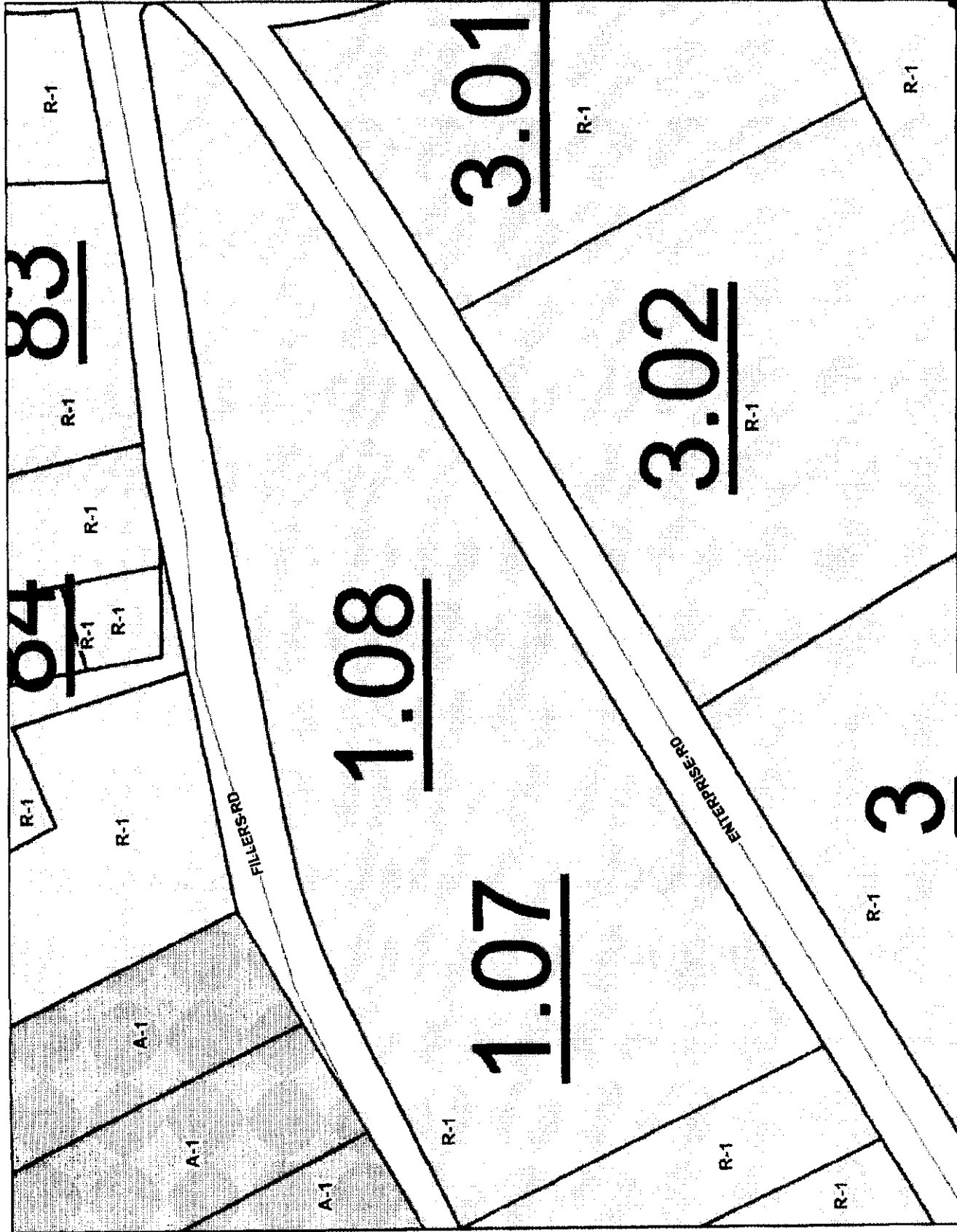
R-2A

R-3

R-3A

R-3B

Water



Flood Insurance Rate Map (FIRM) 2007
 1. 1.5' Annual Flood Hazard
 2. 1.5' Annual Flood Hazard
 3. 1.5' Annual Flood Hazard
 4. 1.5' Annual Flood Hazard

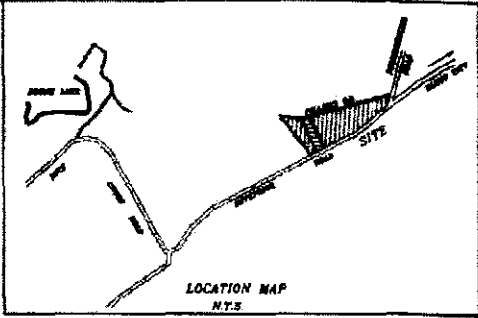
Sullivan County, TN
 Planning and Codes Dept.



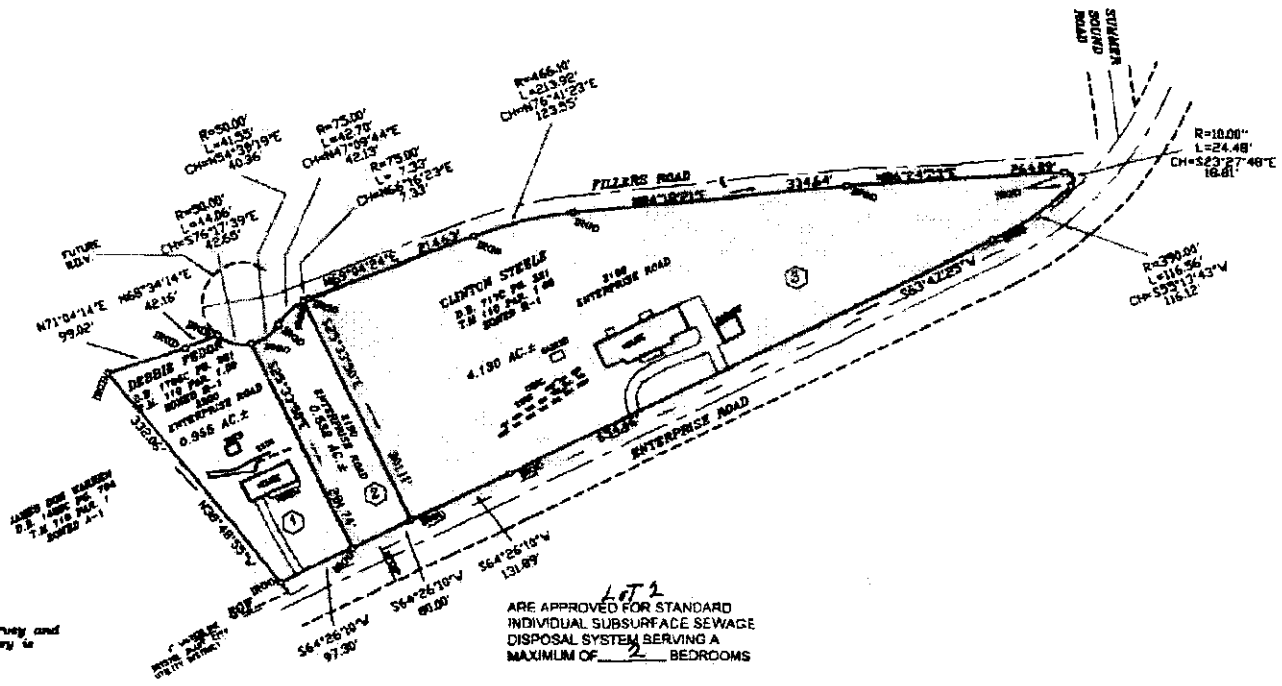
NOTES

- 1) DIMENSIONS ARE BASED ON D.B. 717C PG. 281.
- 2) REFER TO CONCEPT PLAN 1 DRAWN AND DATED THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) FOR SPECIFIC DATA RELATIVE TO FLOOD AND HAZARD ZONING. THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 3) TAX MAP 110, PARCELS 1.00 & 1.01.
- 4) REFERENCE BEARS: D.B. 1796C PG. 801 & D.B. 717C PG. 281.
- 5) PROPERTY DIMENSIONS: FRONT YARD = 30' SIDE YARD = 20' REAR YARD = 15'
- 6) EXISTING STRUCTURES: FRONT YARD = 30' SIDE YARD = 20' REAR YARD = 15'
- 7) PROPERTY AND DEVELOPMENT SHALL COMPLY WITH THE SULLIVAN COUNTY ZONING ORDINANCE AND SUBORDINATE REGULATIONS.
- 8) THIS SHALL BE A 1/4" FRONT AND 1/4" SIDE AND REAR SETBACK FOR UTILITY AND MAINTENANCE.
- 9) **(SEE MAP) ENTERPRISE ROAD = 611' ADJACENT.**
- 10) FIELD BOOKING.
- 11) ACID FILE NUMBER: 204-8999.200.

345728
 BOOK 0052 PAGE 0360
 210 A 577
 HANEY LOU DUNCAN
 SULLIVAN COUNTY, TENNESSEE
 DEPT. OF REVENUE
 22804 2007 TAX 65.00
 BOOK PAGE 0000
 TAX C OF 2.00
 FEE 14.00 TOTAL 17.00
 RECEIPT NO. 2007-00007



LEGEND
 (S) EXISTING 12" DIA. NEW 6" DIA. DRAIN ROD WITH SURVEYORS CAP "R.S. 201"
 --- WATER LINE
 --- STORM SEWER LINE
 --- CORRUGATED METAL PIPE



LOT 2
 ARE APPROVED FOR STANDARD INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM SERVING A MAXIMUM OF 2 BEDROOMS

I hereby certify that this is a Category I survey and the ratio of reduction of the unadjusted survey is 1:10,000 as shown herein.
 Surveyor
 Tenn. Reg. No. 881

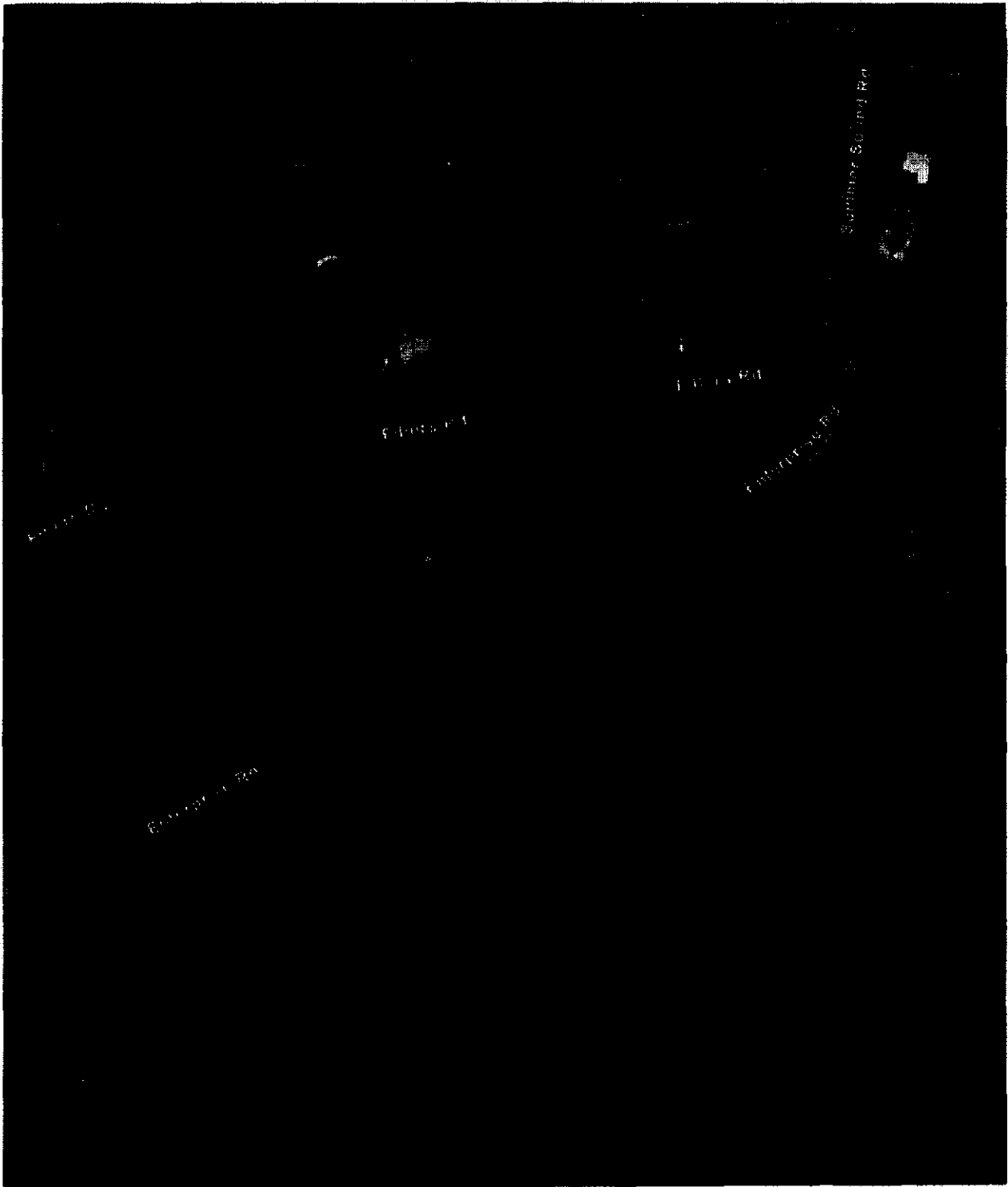


WHEE & ASSOCIATES SURVEYORS
 P.O. Box 465
 Nashville, Tennessee 37217
 615-323-6583 FAX 615-323-4584

<p>CERTIFICATE OF SURVEY AND REVISIONS</p> <p>I HEREBY CERTIFY THAT I AM THE SURVEYOR OF THE PROPERTY SHOWN AND REVISIONS HEREON AND THAT I AM A LICENSED SURVEYOR UNDER THE SULLIVAN COUNTY ZONING ORDINANCE AND SUBORDINATE REGULATIONS.</p> <p>Map 1 07</p>	<p>CERTIFICATE OF ADJACENT</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND REVISIONS HEREON IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AND REVISIONS AND THAT I AM A LICENSED SURVEYOR UNDER THE SULLIVAN COUNTY ZONING ORDINANCE AND SUBORDINATE REGULATIONS.</p> <p>Jan 29 07</p>	<p>CERTIFICATE OF THE APPROVAL OF THE ADJACENT</p> <p>ADJACENT SURVEYOR</p> <p>ADJACENT SURVEYOR'S NAME AND ADDRESS</p> <p>3-1 07</p>	<p>CERTIFICATE OF THE APPROVAL OF THE SURVEYOR</p> <p>I HEREBY CERTIFY THAT THE SURVEYOR HAS BEEN FULLY QUALIFIED BY THE STATE OF TENNESSEE TO CONDUCT THIS SURVEY AND THAT I AM A LICENSED SURVEYOR UNDER THE SULLIVAN COUNTY ZONING ORDINANCE AND SUBORDINATE REGULATIONS.</p> <p>3-1 07</p>	<p>CERTIFICATE OF THE APPROVAL OF THE ADJACENT</p> <p>I HEREBY CERTIFY THAT THE ADJACENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AND REVISIONS AND THAT I AM A LICENSED SURVEYOR UNDER THE SULLIVAN COUNTY ZONING ORDINANCE AND SUBORDINATE REGULATIONS.</p> <p>Map 1 07</p>	<p>REVISION DATE: NOV. 16, 2006 REVISION #2: JANUARY 23, 2007</p> <p>RECONFIGURATION OF CLINTON STEELS PROPERTY</p> <p>SULLIVAN CO. PERSONAL PLANNING COMMISSION</p> <p>TOTAL ACRES 5.817± TOTAL LOTS 3 ACRES NEW ROAD 0 WELLS NEW ROAD 0</p> <p>OWNER CLINTON STEELS & BRANNE FERRAS CIVIL DISTRICT 004 SURVEYOR WHEE & ASSOCIATES CLASSED UNDER 1-10,000</p> <p>SCALE 1" = 100'</p>
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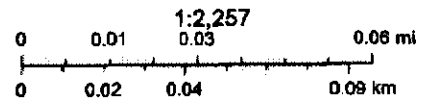
3
 5

Sullivan County - Parcel: 110 001.08



Date: January 10, 2023

County: Sullivan
 Owner: LONGO DANA J & JOHN C
 Address: ENTERPRISE RD 2160
 Parcel Number: 110 001.08
 Deeded Acreage: 4.13
 Calculated Acreage: 0
 Date of TDOT Imagery: 2019
 Date of Vexcel Imagery: 2021



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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.



HIGHLANDS ENGINEERING, LLC

4132 Bristol Highway, Suite 2 - Johnson City, TN 37601 - (423) 926-2007

December 9, 2022

Sullivan County Planning Commission
Sullivan County Court House
3411 TN-126 #30
Blountville, TN. 37617

RE: 2160 Enterprise Rd.
Piney Flats, TN. 37686
Drainage & Car Port Placement Opinion Letter

Copy

Members of the Commission,

At the request of the owner, Mrs. Dana Longo, we visited her residence at 2160 Enterprise Road to provide a professional opinion/answers to the following questions:

1. Is there a more suitable location for the existing metal carport?
2. Has the planting of trees on the 2160 Enterprise Road property increased stormwater flows from the property?

1) From visual field observation and discussion with Mrs. Longo localized flooding is experienced around the home. The home and the areas immediately surrounding the home collect and hold storm water due to the lower elevation. It is my opinion that the current existing location of the metal carport is the only location, within reasonable distance from the home and that does not have flooding issues, for the structure.

2) The trees that have been planted at the residence do not contribute to additional storm water flows. The trees and the surrounding landscape beds retain storm water more so than the grassed areas. The reason for this is the soil around the trees has been broken up when planting the trees and the soil that is contained within the root ball of the trees is top soil with a much higher K value, absorption rate, than the native soil. In addition, the trees will also absorb water in the soil continuously. This will allow the surrounding soil to absorb more water during rainfall events.

If you have any questions or need additional information please feel free to contact us at your convenience.

Sincerely,

Jonathan Lewis, P.E.
Highlands Engineering LLC

3-101.2 District Purposes

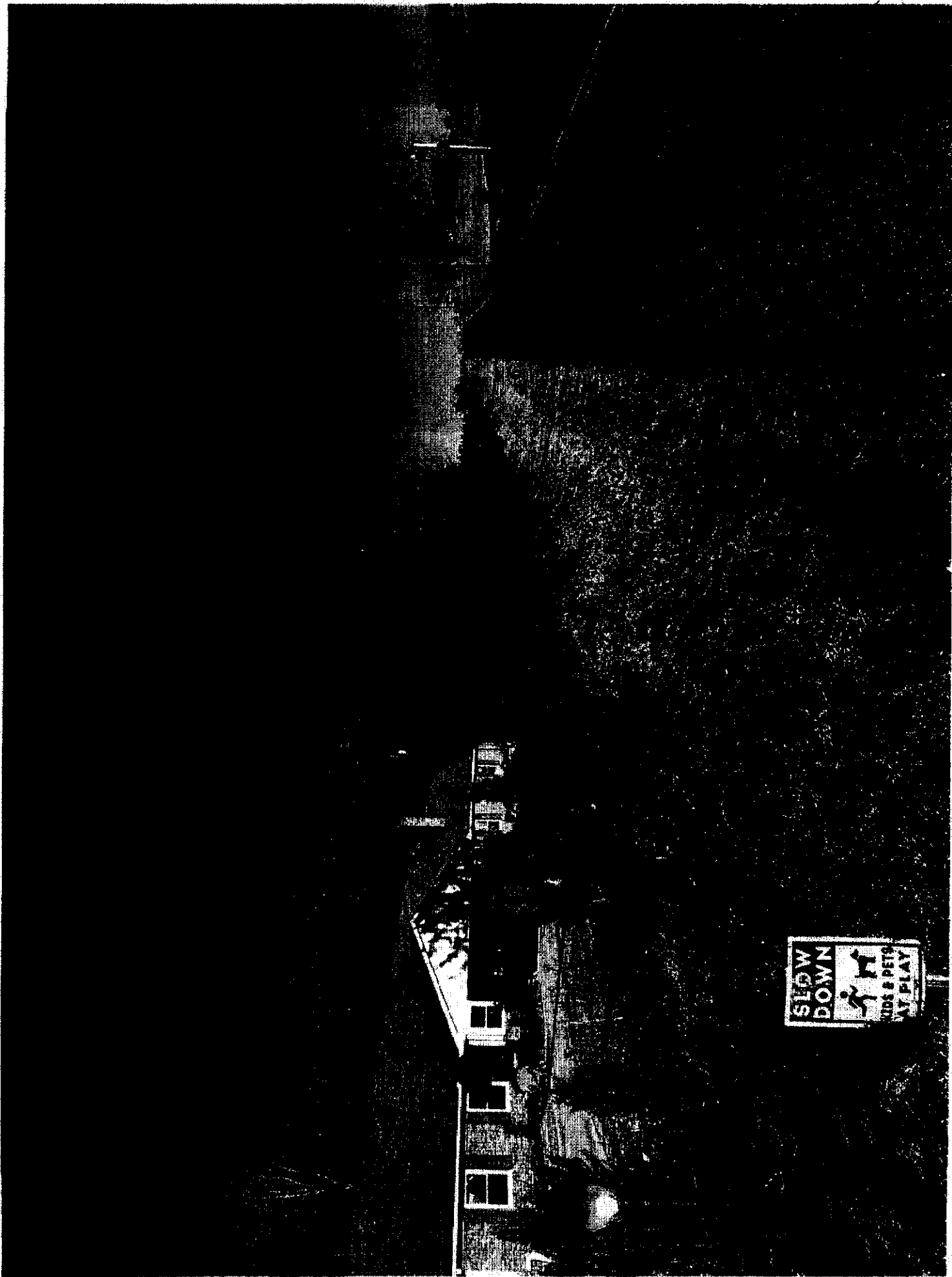
1. **A-5, Large Tract Rural Residential and General Agricultural District** – The purpose of this district is to preserve small working farm tracts and low density residential so as to protect natural resources and conserve lands not suitable for higher density development. These districts are primarily designed to provide suitable areas for the growing of crops, animal husbandry, dairying, forestry, and other similar agricultural activities, which generally occur and characterize rural rather than urban areas. These districts are designed, furthermore, to provide for very low-density residential development generally on unsubdivided tracts of land. In addition, these districts may include areas and lands not suited by reason of soil, geologic, topographic, or other limitations for development. These districts shall also provide for single-family residential detached dwellings, residential accessory structures and customary home occupations that do not require public infrastructure improvements. These special districts should be given priority in the designated Rural Area on the adopted county-wide Growth Plan. *(Amended 02/20/2020)*

2. **A-2, Rural Agricultural and Open Space District** - These districts are designed to provide suitable areas for the growing of crops, animal husbandry, dairying, forestry, and other similar intensive agricultural activities, which generally occur and characterize rural rather than urban areas. These districts are designed, furthermore, to provide for very low-density residential development generally on unsubdivided tracts of land. In addition, these districts may include areas and lands not suited by reason of soil, geologic, topographic, or other limitations for development. These districts also include community facilities, public utilities, and open uses which serve specifically the residents of these districts, or that are benefited by an open environment without creating objectionable or undesirable influences that are incompatible with a rural environment. These districts shall also provide for single-family residential detached dwellings, residential accessory structures, customary home occupations and farm employee housing situated on the large farming tracts (see definition in Appendix).

3. **A-1, General Agricultural/Estate Residential District** - These districts are designed to provide suitable areas for single-family residential development located within a rural environment. Residential development consists of single-family residential detached dwellings and such other structures as are customary and accessory, thereto. The intensity of development permitted within these districts is directly related to the availability of public water service. These districts also include community facilities, public utilities, and open uses, which serve specifically the residents of these districts, or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. These districts provide for large tracts and open space on the fringe of higher densities of residential development and may transition into other districts as development evolves. These districts shall also provide for customary home occupations and farm employee housing situated on the large farming tracts (see definition in Appendix) and singlewide mobile homes on individual parcels.

4. **AR, A-RV, & RRC Districts: Agricultural/Rural Residential/Light Recreational (AR) and Agricultural/RV Park Model Resort (A-RV) District and Rural Retreat & Cabin Development District (RRC)**- These districts are designed to provide suitable areas for single-family residential development located within a rural environment. Residential development consists of single-family residential detached dwellings, manufactured homes located on individual parcels, and other such structures as are accessory thereto. The intensity of development permitted within these districts is directly related to the availability of public water and transportation systems available to serve these lots. These districts also may include community facilities, public utilities, open space uses which serve specifically the residents of these districts or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. These districts may also provide for light recreational uses, such as camping, aquatic and other outdoor recreational activities defined herein, where adequate public infrastructure is available as reviewed and approved by the Regional Planning Commission (See Appendix D for the various types of Recreational Camping Developments Permitted by Type). These districts shall also provide for customary home occupations and farm employee housing situated on the large farming tracts (see definition in Appendix). *(Amended 10 20 2022)*

5. **R-1, Low Density/Single-Family Residential District** - These districts are designed to provide suitable areas for single-family residential development within areas that are predominantly characterized by low-density suburban residential development. Residential development consists of single-family detached dwellings and other accessory structures thereto. The intensity of development permitted within these districts is directly related to the availability of public water service and sewage capabilities. These districts also include community facilities, public utilities, and open uses that serve specifically the residents of these districts, or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, with supplementary provision and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.



SLOW
DOWN
KIDS & PETS
AT PLAY



321

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

January 4, 2023

Dear Property Owner:

Please be advised John & Dana Longo have applied to Sullivan County to rezone their property at 2160 Enterprise Road, Piney Flats, from the current zoning of R-1 (Low Density/Single Family Residential District) to A-2 (Low Density/Single Family Estate Residential/Agricultural District). The purpose of the rezoning request is to bring the site into compliance with the A-2 District, which is for larger residential lots 2 acres or greater. The property is Tax Map 110, Parcel 001.08 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:

Sullivan County Regional Planning Commission – 6:00 PM on January 17, 2023

Sullivan County Commission – 6:00 PM on February 16, 2023

Both public meetings shall be held in the Historic Sullivan County Courthouse, 2nd 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 or you may call me directly at 423.279.2603.

Regards,

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

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

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 12-14-22

Property Owner: Julie Kitzmiller

Address: 356 Ellis RD Blountville, TN 37617

Phone number: 423-963-4526 Email: jnjkitzmiller@~~hotmail~~gmail.com.

Property Identification

Tax Map: 065

Group:

Parcel: 149.00

Zoning Map: 17

Zoning District: R-1

Proposed District: R-2

Civil District: 05th
Com. District: 4th

Property Location: 356 Ellis Rd Blountville, TN 37617

Purpose of Rezoning: Remaining burned house, Replacing with mobile home
Singlewide

Meetings

Planning Commission: Sullivan County Planning Commission

Place: Blountville Court House

Date: 1/17/23

Time: 6:00 PM

Approved:

Denied: _____

County Commission:

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

Date: 2/16/23

Time: 6:00 PM

Approved: Approved 24 Yes

Denied: _____

DEED RESTRICTIONS

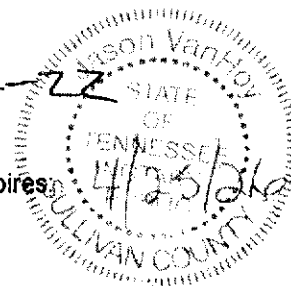
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: Julie Kitzmiller

Notary Public: Joan Vasth

Date: 12-14-22

My Commission Expires: 4/25/24



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

F3. REZONING REQUEST FROM R-1 TO R-2

FINDINGS OF FACT –

Landowner:	Julie Kitzmiller
Applicants:	same
Representative:	same
Location:	356 Ellis Road, Blountville
Mailing Address of Owners:	same
Civil district of rezoning:	5th
Commission District of rezoning:	4th
Parcel ID:	Tax Map 065, Parcel 149.00
Subdivision of Record:	n/a
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Utility District:	Blountville
Public Sewer:	n/a - septic
Lot/Tract Acreage:	1.2 acres
Existing Zoning:	R-1
Surrounding Zoning:	R-1 and R-2
Requested Zoning:	R-2
Existing Land Use:	Single-Family Residential – house burned
Surrounding Land Uses:	Single-Family site built, modular and singlewide mobile homes
2006 Land Use Plan:	Low Density/Agricultural
Neighborhood Opposition:	none received prior to meeting.

Staff Field Notes and Findings of Facts:

- The applicant has requested a rezoning to R-2 in order to be able to purchase and set up a single-wide mobile home. The existing site built home recently burned and is no longer habitable. The owners have expressed they cannot afford to build back and need a place to live.
- The surrounding homes are site built or manufactured housing.
- Her lot also has a storage building on site and a shed. The property has several large rock outcroppings, which might make it more challenging to rebuild.

Meeting Notes at Planning Commission:

- *The Planning Director read her Field Notes and Findings. Julie Kitzmiller was present and addressed the commission. She stated that she was trying to salvage the wood and tin from the existing home that recently burned. She confirmed she and her family were working on tearing the old home themselves and would like to replace it with a single-wide mobile home. She stated she was on a fixed income and could not afford a doublewide or to rebuild. She is temporarily living at 230 Hwy 75. She confirmed her goal was to be able to have it all cleaned up by summer.*
- *Staff read an email from an adjacent property owner who had concerns about the site conditions. The email from Tonya Light stated that due to the existing site conditions it was making it difficult for her to sell her home.*
- *Ms. Johnnie Freeman spoke in opposition to the rezoning request. She was concerned that if rezoned it would become a trailer park. Staff explained that the R-2 zoning district would only allow one mobile home on the lot and it could not legally become a mobile home park. Staff further explained that without public sewer, the site is restricted from higher density such as a mobile home park. With only a septic system, the lot can only support one dwelling.*
- *Delores Anderson spoke in opposition to the request stating that she thought it was not a good idea.*
- *Linda Brittenham confirmed that this request was for only one single wide mobile home and not a mobile home park.*
- *Staff also confirmed the restriction of the zoning district.*

- Calvin Clifton asked the applicant if she would consider purchasing a modular or double wide. Ms. Kitzmiller stated she could not afford it. She explained that even used modular homes were out of her budget as the cost of the homes has gone up.
- Linda Brittenham motioned to send a favorable recommendation for the request to the County Commission.
- Darlene Calton seconded the motion and the vote in favor passed unanimously. The chairman announced that all of these cases will be heard during the final public hearing on February 16, 2023 at 6PM here in the Commission Room.

Conservation

District 4

Address Data Source
Sullivan County GIS
Kingsport, TN 37629
Johnson City, TN 37604
Sullivan County GIS

District 6

Map users are to use this information for planning purposes only. It cannot be used to establish boundaries or original transfer and convey property. A landowner's responsibility is to provide accurate information in the public record. This map should be reviewed for all questions of accuracy and to report any errors to the GIS Department.

Lot Lines

Bristol UGB

Kingsport UGB

Sullivan County Zoning

A-1

A-2

A-5

AR

B-1

B-2

B-3

B-4

M-1

M-2

PBD-3

PBD/SC

PMD-1

PMD-2

R-1

R-2

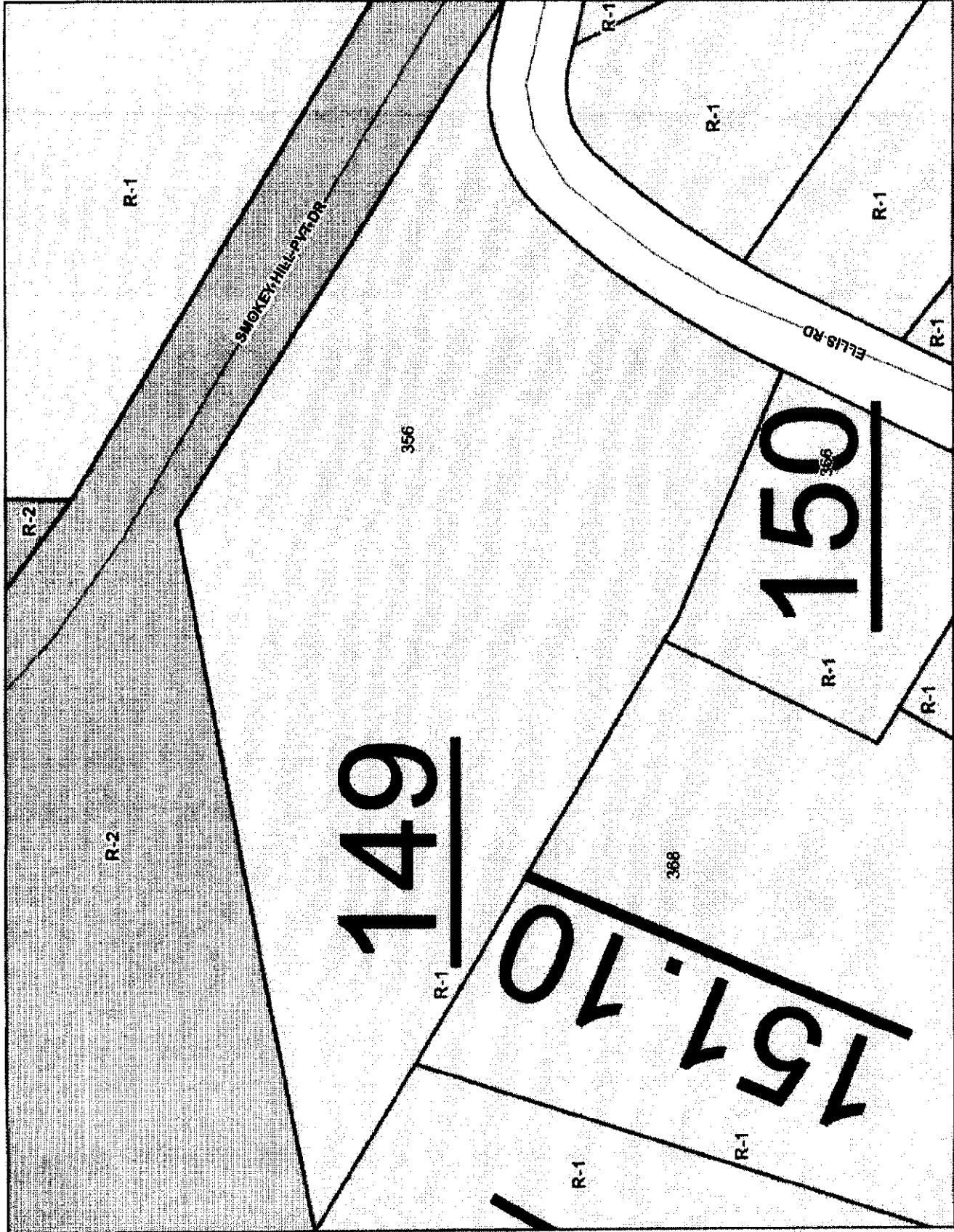
R-2A

R-3

R-3A

R-3B

Water



Flood Insurance Rate Map (FIRM) 2007
 0.2% Annual Chance Flood Depth
 1% Annual Chance Flood Depth
 Zone AE - Special Flood Hazard Area

Sullivan County, TN
 Planning and Codes Dept.





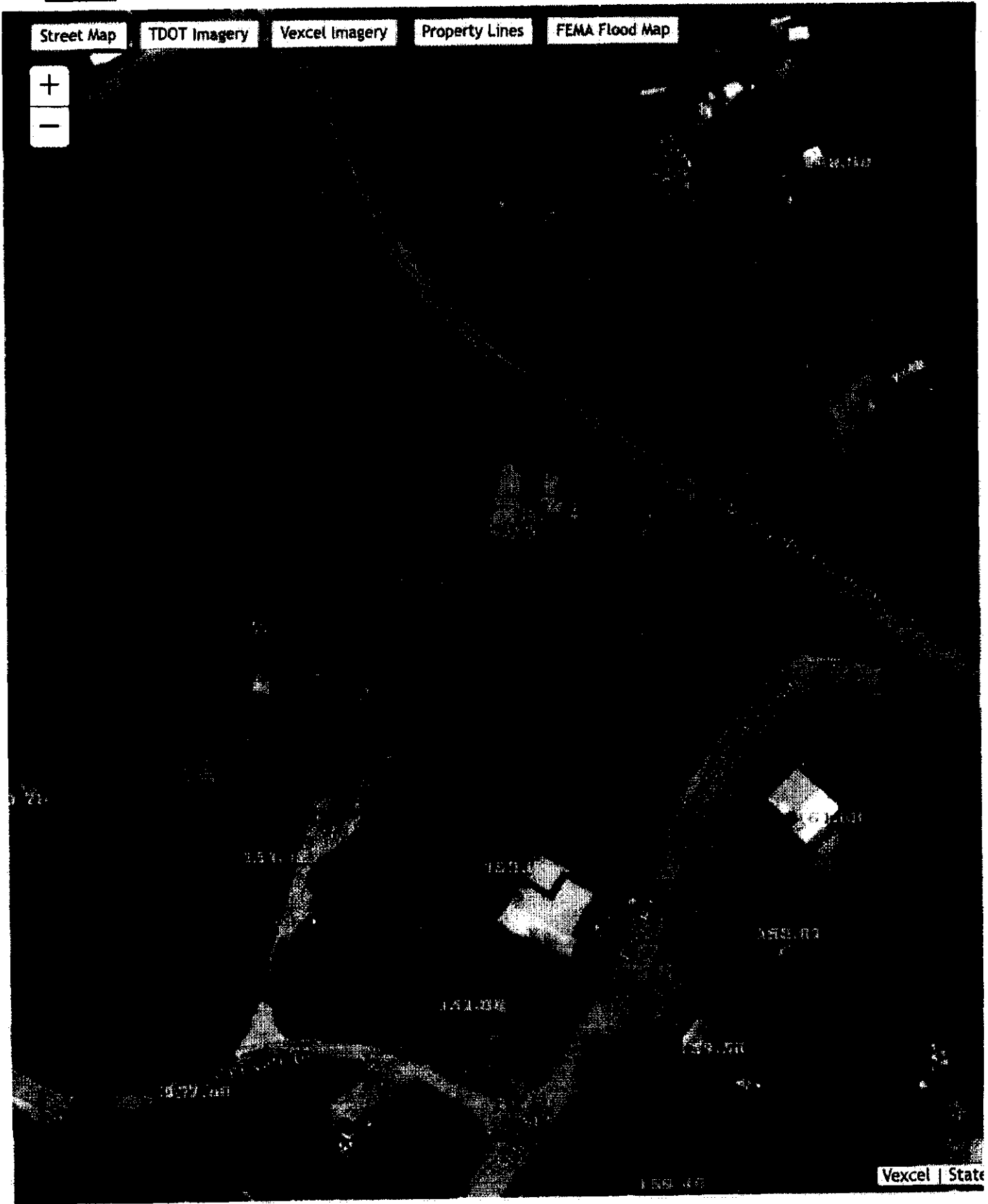
Street Map

TDOT Imagery

Vexcel Imagery

Property Lines

FEMA Flood Map



Vexcel | State



Address Data Source
 Sullivan County: Sull Co 911
 Kingsport: Kot 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.

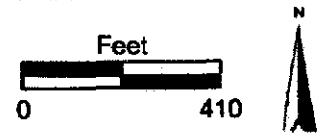
▲ Lot Lines
 □ Parcel Lines (20220325)
Sullivan County Zoning

- 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
- ~ Hydrology
- ~ Streams
- ~ Water Rurlics

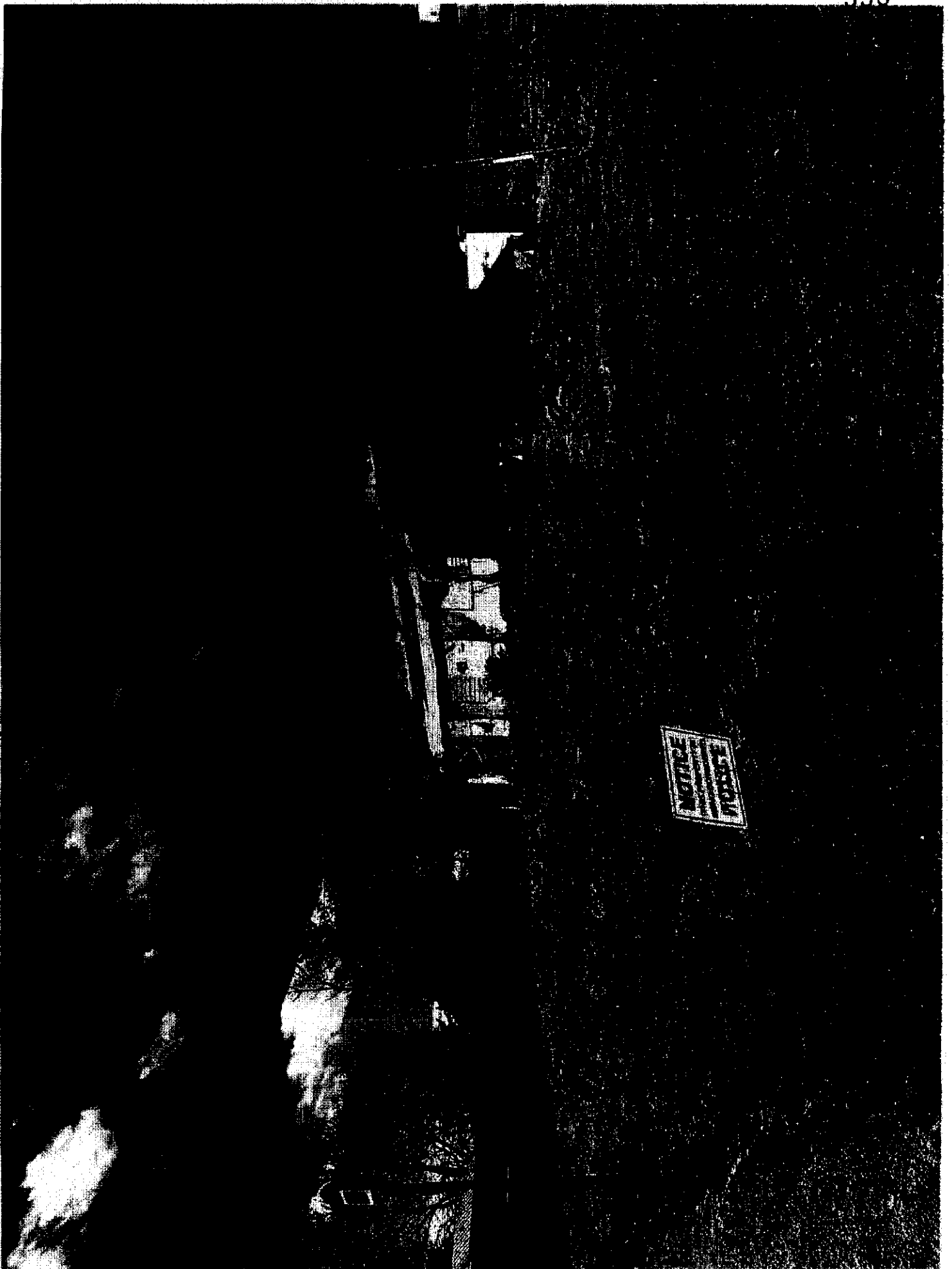


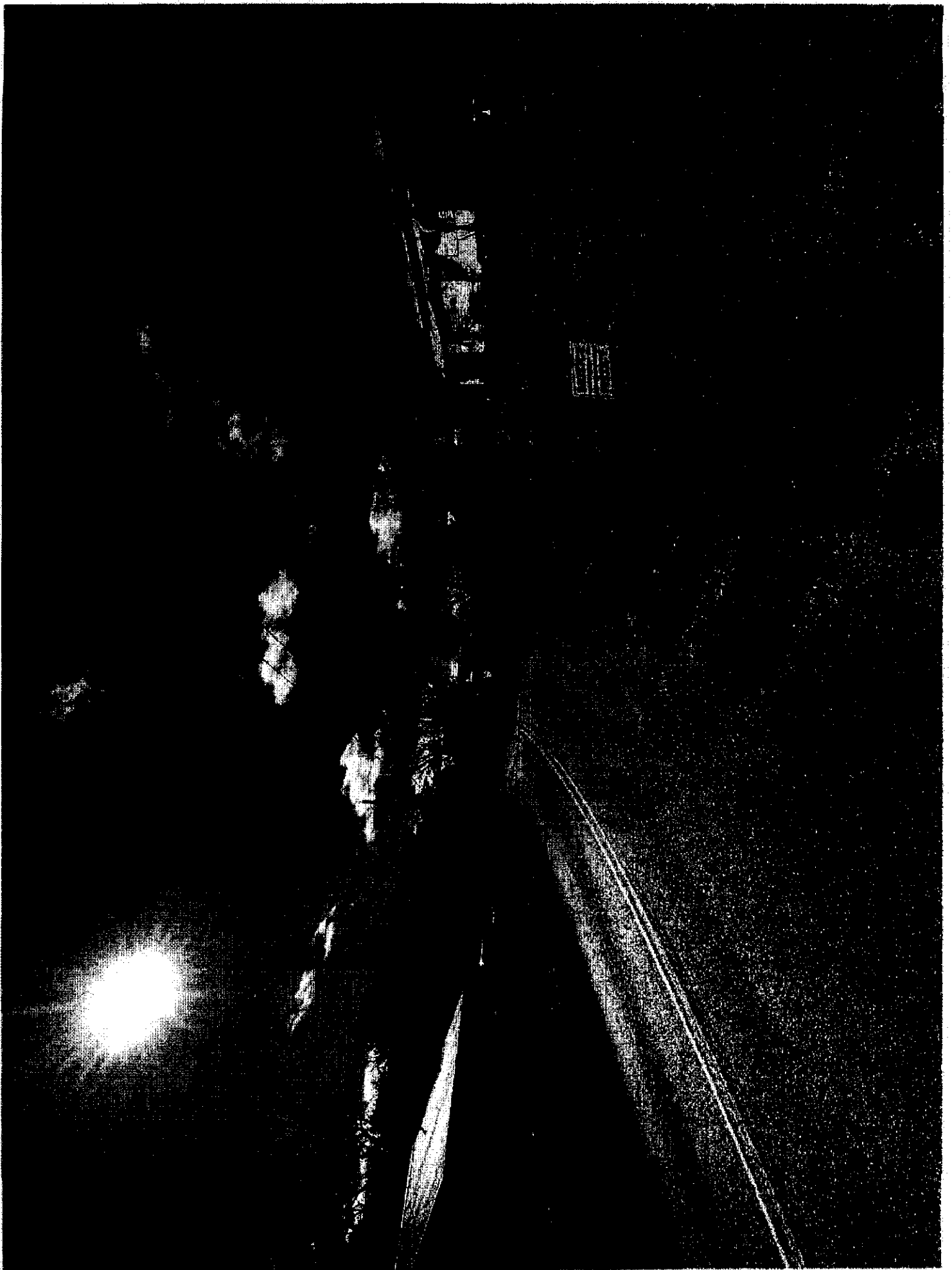
Sullivan County, TN
 Planning and Codes Dept.

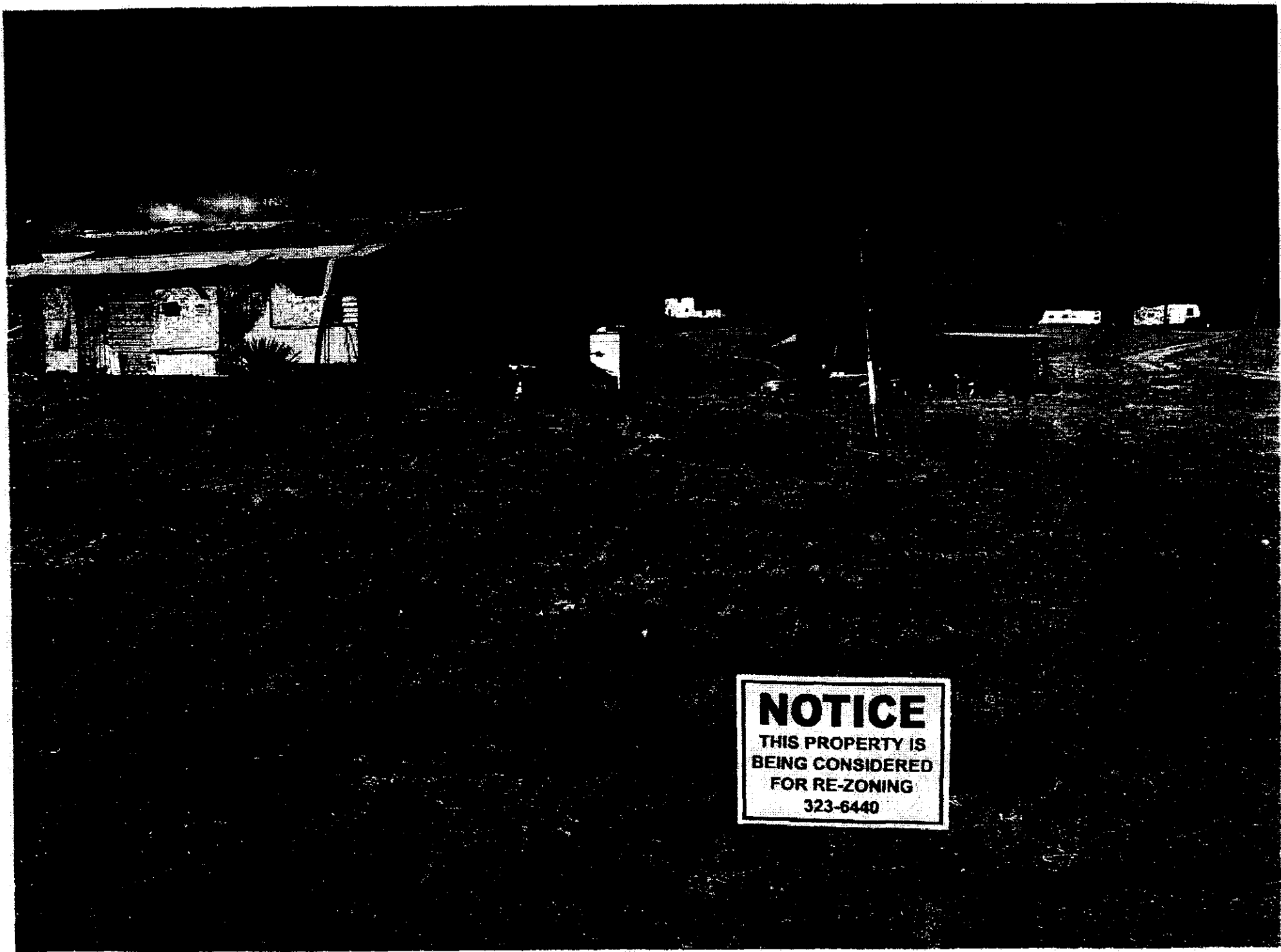
Flood Insurance Rate Map (FIRM) 2007
 0.2 PCT Annual Chance Flood Hazard
 Zone A - 1% Annual Flood Hazard Determination
 Zone AE - 1% Annual Flood Hazard Determination



337







NOTICE
THIS PROPERTY IS
BEING CONSIDERED
FOR RE-ZONING
323-6440

340

SULLIVAN COUNTY

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



341

NOTICE OF REZONING REQUEST

January 4, 2023

Dear Property Owner:

Please be advised Julie Kitzmiller has applied to Sullivan County to rezone her property at 356 Ellis Road, Blountville, from the current zoning of R-1 (Low Density/Single Family Residential District) to R-2 (Low to Medium Density Residential District). The purpose of the rezoning request is to allow her to set up a singlewide mobile home to replace her dwelling that recently burned. The property is Tax Map 065, Parcel 149.00 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:

Sullivan County Regional Planning Commission – 6:00 PM on January 17, 2023

Sullivan County Commission – 6:00 PM on February 16, 2023

Both public meetings shall be held in the Historic Sullivan County Courthouse, 2nd 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 or you may call me directly at 423.279.2603.

Regards,

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

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

Ambre Torbett

From: Tonya Light <tr126@aol.com>
Sent: Tuesday, January 17, 2023 4:28 PM
To: Ambre Torbett
Subject: Rezoning of Property

My name is Tonya Light and I and my spouse are occupants at 353 Ellis Road. I am concerned about the request to rezone the property directly across from my property to allow a single wide for multiple reasons. Those reasons are:

1) Since the home on the property was destroyed by fire the owners have not maintained the property until recent. The current burnt structure on the property has not been torn down. (This was a factor expressed by several prospective buyers of my property from July through December.)

2) May result in reduction in property values in area

Sincerely,

Tonya Light

Sent from the all-new AOL app for Android

Heather Moore

From: Ambre Torbett <planning@sullivancountytn.gov>
Sent: Tuesday, January 3, 2023 12:34 PM
To: Kenneth Weems - City of Kingsport (kenweems@kingsporttn.gov); Garland, Savannah; Cherith Young; Heather Moore
Cc: Inspector; Permits
Subject: Minor Sullivan County Zoning Text Amendments
Attachments: ZTA Table 4-102A Part IV Section A delete entirely.pdf; ZTA 7-104.2 - Delete last sentence of Part 3 as it would require BZA not PC variance.pdf; ZTA Appendix B-105.2 Part 4 cut and move to B-105.1 part 16.pdf; ZTA Table 5-102A Part V G change to SUP Administrative Approval.pdf; ZTA Table 4-102A Part VI I change to SUP.pdf

Happy New Year fellow planners,

Attached are some minor zoning amendments our Sullivan County Regional Planning Commission reviewed at our last meeting. They come to you as unanimous recommendations from our PC.

Please let me know when you can schedule these to be heard by your Regional Planning Commissions so I can update the public notice and timeline.

Many thanks,

Ambre M. Torbett, AICP
Director of Planning & Community Development
Stormwater Administrator
Sullivan County Planning & Codes Dept
3425 Hwy 126 | Historic Snow House
Blountville, TN 37617
423(279.2603 (desk)
423(323.6440 (main)
www.sullivancountytn.gov

F4. ZONING TEXT AMENDMENTS

- Staff introduced a few minor zoning amendments.
- Amendments to Table 4-102A part IV A. to delete Manufacturing-Limited land uses in any commercial zoning district. Discussion followed. Calvin Clifton made a motion in favor of this text amendment as presented. Linda Brittenham seconded the motion and the vote in favor passed unanimously.
- Amendment to Table 4-102A Part VI – I. and Table 5-102A Part V – G respectively - Residential Occupancy Accessory Use to resolve the conflict between B-105.2 – Special Exception for Accessory Uses. Discussion followed. members agreed to allow staff to approve all requests for residential Occupancy as an accessory use for the on-site commercial or manufacturing primary land use so long as they conformed to the bulk regulations and Supplemental Regulations as outlined in Part 4 of the Appendix B-105.2. Discussion followed. Staff stated that if approved by County Commission, the table would reflect SUP across the board. Linda Brittenham motioned to recommend in favor of this amendment to Table 4-102A, part VI – I as presented. Mary Rouse seconded the motion and the vote in favor passed unanimously. Mary Rouse motioned to recommend in favor of the similar amended to Table 5-102A, Part V – G – to change form Permitted to Supplemental Regulations approved by staff as discussed. Darlene Calton seconded the motion and the vote in favor passed unanimously. Linda Brittenham motioned to recommend in favor of the corresponding Supplemental Regulations of B-105.2, Part 4 to ensure that all Residential Accessory Uses in Commercial and Manufacturing Zones be upheld but to amend the wording so that these can be approved administratively. The entire section of part 4 shall be deleted from B-105.2 and added to B-105.1 and renumbered to Section 16 in its entirety under Accessory Uses Permitted Administratively rather than by the Board of Zoning Appeals or by Planning Commission. Mary Ann Hager seconded the motion as clarified. The motion to favor of this amendment passed unanimously.
- The final text amendment recommended was for 7-104.2 to delete the last sentence of part 3 of this section as only the Board of Zoning Appeals can legally grant any variance to the bulk regulations of the Zoning Resolution. The Planning Commission may only consider variances to Subdivision Regulations. Discussion continued. Calvin Clifton motioned in favor of this text amendment. Laura McMillan seconded the motion and the vote in favor passed unanimously.
- Staff stated that she will forward these amendments to the Bristol and Kingsport Planning Staff for the recommendations from each of the other regional Planning Commissions. It will then be scheduled for the February or March County Commission meeting for final approval.

Ambre Torbett

From: Weems, Ken <KenWeems@KingsportTN.gov>
Sent: Friday, January 20, 2023 9:53 AM
To: Ambre Torbett
Subject: RE: Minor Sullivan County Zoning Text Amendments

Ambre,

Yesterday evening the KRPC voted to send a positive recommendation to approve these minor ztas to the SCC.

Thanks,

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



415 Broad Street, 2nd floor
 Kingsport, TN 37660
www.kingsporttn.gov

From: Ambre Torbett [mailto:planning@sullivancountytn.gov]
Sent: Tuesday, January 3, 2023 12:34 PM
To: Weems, Ken; Garland, Savannah; Cherith Young; Heather Moore (hmoore@bristoltn.org)
Cc: Inspector; Permits
Subject: Minor Sullivan County Zoning Text Amendments

Happy New Year fellow planners,

Attached are some minor zoning amendments our Sullivan County Regional Planning Commission reviewed at our last meeting. They come to you as unanimous recommendations from our PC.

Please let me know when you can schedule these to be heard by your Regional Planning Commissions so I can update the public notice and timeline.

Many thanks,

Ambre M. Torbett, AICP
 Director of Planning & Community Development
 Stormwater Administrator
 Sullivan County Planning & Codes Dept.
 3425 Hwy. 126 | Historic Snow House
 Blountville, TN 37617
 423|279.2603 (desk)
 423|323.6440 (main)
www.sullivancountytn.gov

Ambre Torbett

From: Heather Moore <hmoore@bristoltn.org>
Sent: Tuesday, January 24, 2023 1:54 PM
To: Ambre Torbett
Subject: PC recommendation 1.23.22 on various text amendments to Sullivan County Commission
Attachments: Staff review for various SCZR amendments 1.23.23 ZTAs attached.pdf

Ambre, good afternoon. I hope you are doing well. Bristol Municipal Regional Planning Commission met on January 23, 2023. On that date they voted unanimously (nine) to send a favorable recommendation to Sullivan County Commission on the various proposed Sullivan County Zoning Resolution text amendments.

The packet reviewed by Planning Commission is attached. Please let me know if you have any questions. Thank you!

Regards,

Heather Moore, AICP
Land Use Planner, City of Bristol, Tennessee
104 8th Street, Bristol, TN 37620
hmoore@bristoltn.org <<mailto:hmoore@bristoltn.org>>
Office: 423-989-5549
Fax: 423-989-5717

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

**SULLIVAN COUNTY ZONING RESOLUTION
TEXT AMENDMENT RECOMMENDATION**



To: Bristol Municipal Regional Planning Commission
 From: Heather Moore
 Re: Minor text amendments to Sullivan County Zoning Resolution

Proposal:

On December 20, 2022, the Sullivan County Regional Planning Commission voted unanimously to forward a positive recommendation for the attached text amendments to the Sullivan County Zoning Resolution to the Sullivan County Commission. These are fairly minor edits. A recommendation is now requested on the proposed text amendments from the Bristol Municipal Regional Planning Commission as the revisions may impact property within the City's Urban Growth Boundary.


The minutes from the December Sullivan County Planning Commission meeting are attached, and a brief description of each amendment is below –

1. **Table 4-102A, Part VI Section A** (delete entirely) – Sullivan County staff received complaints from commercially zoned office land use tenants that an adjacent commercial zone had changed uses to a sawmill and wood working company. The noise of the machines within the building was a nuisance to the adjacent businesses and offices. It was discovered that Limited Manufacturing land uses are a permitted use within the B-3, B-4, and Planning Business, when the operation of machinery should be limited to manufacturing zones where buffering and separation of incompatible land uses is safeguarded.
2. **Table 4-102A Part VI Section I** – This section of the Commercial Land Use Table was in conflict with appendix B, where it required Planning Commission approval instead of Administrative Approval. The cross reference of this approval needed to match. The Planning Commission agreed, as long as staff upheld the Supplemental Regulations to ensure the residential occupancy was truly an accessory use to the business and not a primary residence, then staff could approve the use in house.
3. **Table 5-102A, Part V G** – This section of the Manufacturing and Use Table was in conflict with Appendix B, where it required Planning Commission approval instead of Administrative Approval. The cross reference of this approval needed to match. The Planning Commission agreed, as long as the staff upheld the Supplemental Regulations to ensure the residential occupancy was truly an accessory use to the business and not a primary residence, then staff could approve the use in house.
4. **Section 7.104.2** – (delete last sentence of Part 3 as it would require BZA not PC variance) – The Planning Commission does not have the legal authority to grant variances to the Zoning Resolution (code). Requests for variances to any of the Bulk Regulations of the Zoning Regulations may be filed for review to the Board of Zoning Appeals. Staff recommends cleaning up the language to be in conformance with due process and State Law on zoning variances.
5. **Appendix B-105.2 Part 4** (cut and move to B-105.1 part 16) – This section was just miscodified in that the Land Use Table allowed staff to approve but the Supplemental Regulations required either the Board of Zoning Appeals or the Planning Commission to approve. The Planning Commission agreed to allow staff to approve residential accessory uses in commercial or manufacturing zones, so long as the Bulk Regulations and the Supplemental Regulations were upheld.

Bristol Community Development staff reviewed the proposed amendments, with reference to Bristol's current regulations, and noted that the majority are of a bookkeeping nature. No potential effect is noted in these changes to current Bristol regulations.

Staff Recommendation:

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



Heather Moore, AICP
Planner

SULLIVAN COUNTY ZONING RESOLUTION

TEXT AMENDMENT PROCESS AND CHECKLIST:

Date: December 20, 2022

ARTICLE REFERENCE: Table 4-102A Part IV - A

EXISTING ZONING RESOLUTION TEXT:

Table 4-102A Part IV – Part A

(manufacturing allowed currently in commercial zones)

IV. MANUFACTURING ACTIVITIES						
A. Manufacturing – Limited	PC	PC	SUP	SUP	X	X

PROPOSED ZONING RESOLUTION TEXT AMENDMENT:

Table 4-102A Part IV – Part A

(manufacturing allowed currently in commercial zones)

Delete this section A – Remove Manufacturing Limited land uses in Commercial Zoning Districts

IV. MANUFACTURING ACTIVITIES						
A. Manufacturing – Limited	PC	PC	SUP	SUP	X	X

Purpose and Need / Background Information: (Staff Report Attached)

Upon recent complaints from commercially zoned office land use tenants, that an adjacent commercial zone had changed uses to a sawmill and wood working company. The noise of the machines within the building has become a nuisance to the adjacent businesses and offices. It was discovered that Limited Manufacturing land uses was a permitted use within the B-3, B-4 and Planned Businesses, when the operation of machinery should be limited to manufacturing zones where buffering and separation of incompatible land uses is safeguarded.

Initiated by: Staff

Planning Director/Staff

Sullivan County Regional Planning Commission

Landowner/Developer

Review and Recommendation Timeline:

<u>Public Review</u>	<u>Date</u>	<u>Recommendation</u>	<u>Vote Tally</u>
Initial Discussion by SCRPC	12/20/2022	In favor	unanimously
2 nd Review by SCRPC	n/a		
Bristol Staff		yes	
Bristol Regional PC	01/23/2023	In favor	unanimously
Kingsport Staff		yes	
Kingsport Regional PC	01/19/2023	In favor	unanimously
Public Notice	01/24/2023		
County Commission Public Hearing	02/16/2023		24 Yes
If CC Denies/Remands back for further Study - repeat full public review process			

SULLIVAN COUNTY ZONING RESOLUTION

TEXT AMENDMENT PROCESS AND CHECKLIST:

Date: December 20, 2022

ARTICLE REFERENCE: Table 4-102A Part VI - I - Residential Occupancy in Commercial Zones

EXISTING ZONING RESOLUTION TEXT:

**Table 4-102A Part VI - I
(Residential Occupancy in Commercial Zones)**

<u>VI. ACCESSORY ACTIVITIES</u>						
A. Commercial Accessory Storage – Enclosed <small>(residential accessory structures permitted where residential land uses are permitted)</small>	X	PC	X	P	X	X
B. Accessory Day Care within business ctr.	PC	PC	SUP	SUP	SUP	SUP
C. Administrative Office	PC	PC	SUP	SUP	SUP	SUP
D. Bed and Breakfast Inn	PC	PC	PC	PC	PC	PC
E. Columbarium/Mausoleum	SUP	SUP	SUP	SUP	SUP	SUP
F. Operation of a Cafeteria	PC	PC	PC	PC	X	X
G. Parents Day Out	SUP	SUP	SUP	SUP	SUP	SUP
H. Production for Retail Sale	PC	PC	SUP	SUP	SUP	X
I. Residential Occupancy <small>(approved administratively - amendment 09 17 07)</small>	P	P	SUP	SUP	P	P
J. Special Public Event on Private Property	BZA	BZA	BZA	BZA	SUP	BZA

KEY TO INTERPRETING USE CLASSIFICATIONS

BZA = Special Exception of Use with Approval from Board of Zoning Appeals

P = Use Permitted by Right Within the District

SUP = Principal Use Permitted with Supplemental Provisions

PC = Subject to Review and Approval by the Planning Commission

X – Not permitted

PROPOSED ZONING RESOLUTION TEXT AMENDMENT:

Table 4-102A Part VI - I

(Residential Occupancy in Commercial Zones)

VI. ACCESSORY ACTIVITIES						
A. Commercial Accessory Storage – Enclosed <small>(residential accessory structures permitted where residential land uses are permitted)</small>	X	PC	X	P	X	X
B. Accessory Day Care within business ctr.	PC	PC	SUP	SUP	SUP	SUP
C. Administrative Office	PC	PC	SUP	SUP	SUP	SUP
D. Bed and Breakfast Inn	PC	PC	PC	PC	PC	PC
E. Columbarium/Mausoleum	SUP	SUP	SUP	SUP	SUP	SUP
F. Operation of a Cafeteria	PC	PC	PC	PC	X	X
G. Parents Day Out	SUP	SUP	SUP	SUP	SUP	SUP
H. Production for Retail Sale	PC	PC	SUP	SUP	SUP	X
I. Residential Occupancy <small>(approved administratively - amended 09 17 07)</small>	SUP	SUP	SUP	SUP	SUP	SUP
J. Special Public Event on Private Property	BZA	BZA	BZA	BZA	SUP	BZA

KEY TO INTERPRETING USE CLASSIFICATIONS

BZA = Special Exception of Use with Approval from Board of Zoning Appeals

P = Use Permitted by Right Within the District

SUP = Principal Use Permitted with Supplemental Provisions

PC = Subject to Review and Approval by the Planning Commission

X = Not permitted

Purpose and Need / Background Information: (Staff Report Attached)

This section of the Commercial Land Use Table was in conflict with Appendix B, where it required Planning Commission approval instead of Administrative Approval. The cross reference of this approval needed to match. The Planning Commission agreed, as long as the staff upheld the Supplemental Regulations to ensure the residential occupancy was truly an accessory use to the business and not a primary residence, then staff could approve the use in house.

Initiated by: Staff

Planning Director/Staff

Sullivan County Regional Planning Commission

Landowner/Developer

Review and Recommendation Timeline:

<u>Public Review</u>	<u>Date</u>	<u>Recommendation</u>	<u>Vote Tally</u>
Initial Discussion by SCRPC	12/20/2022	In favor	unanimously
2 nd Review by SCRPC	n/a		
Bristol Staff		yes	
Bristol Regional PC	01/23/2023	In favor	unanimously
Kingsport Staff		yes	
Kingsport Regional PC	01/19/2023	In favor	unanimously
Public Notice	01/24/2023		
County Commission Public Hearing	02/16/2023		24 Yes
If CC Denies/Remands back for further Study - repeat full public review process			

SULLIVAN COUNTY ZONING RESOLUTION

TEXT AMENDMENT PROCESS AND CHECKLIST:

Date: December 20, 2022

ARTICLE REFERENCE:

Table 5-102A, Part V – G – Residential Occupancy Accessory Use in Manufacturing Zones

EXISTING ZONING RESOLUTION TEXT:

V. ACCESSORY ACTIVITIES	PMD-2	PMD-1	M-2	M-1
A. Accessory Storage – Enclosed Structure	PC	PC	SUP	SUP
B. Accessory Child Care	PC	PC	SUP	SUP
C. Administrative Office	PC	PC	SUP	SUP
D. Operation of Cafeteria	PC	PC	PC	PC
E. Outdoor Storage	PC	PC	SUP	SUP
F. Production for Retail Sale	X	X	X	X
G. Residential Occupancy <small>(approved administratively - Amended 06 17 07)</small>	P	P	X	P

PROPOSED ZONING RESOLUTION TEXT AMENDMENT:

Table 5-102A, Part V – G – Residential Occupancy Accessory Use in Manufacturing Zones

TO ALLOW IN PLANNED MANUFACTURING AND LIGHT/GENERAL MANUFACTURING – BUT STILL NOT PERMITTED IN M-2 ZONES

V. ACCESSORY ACTIVITIES	PMD-2	PMD-1	M-2	M-1
A. Accessory Storage – Enclosed Structure	PC	PC	SUP	SUP
B. Accessory Child Care	PC	PC	SUP	SUP
C. Administrative Office	PC	PC	SUP	SUP
D. Operation of Cafeteria	PC	PC	PC	PC
E. Outdoor Storage	PC	PC	SUP	SUP
F. Production for Retail Sale	X	X	X	X
G. Residential Occupancy <small>(approved administratively - Amended 06 17 07)</small>	SUP	SUP	X	SUP

Purpose and Need / Background Information: (Staff Report Attached)

This section of the Manufacturing and Use Table was in conflict with Appendix B, where it required Planning Commission approval instead of Administrative Approval. The cross reference of this approval needed to match. The Planning Commission agreed, as long as the staff upheld the Supplemental Regulations to ensure the residential occupancy was truly an accessory use to the business and not a primary residence, then staff could approve the use in house.

Initiated by: Staff

Planning Director/Staff

Sullivan County Regional Planning Commission

Landowner/Developer

Review and Recommendation Timeline:

<u>Public Review</u>	<u>Date</u>	<u>Recommendation</u>	<u>Vote Tally</u>
Initial Discussion by SCRPC	12/20/2022	In favor	unanimously
2nd Review by SCRPC	n/a		
Bristol Staff		Yes	
Bristol Regional PC	01/23/2023	In favor	Unanimously
Kingsport Staff		Yes	
Kingsport Regional PC	01/19/2023	In favor	Unanimously
Public Notice	01/24/2023		
County Commission Public Hearing	02/16/2023		24 Yes
<i>If CC Denies/Remands back for further Study – repeat full public review process</i>			

SULLIVAN COUNTY ZONING RESOLUTION

TEXT AMENDMENT PROCESS AND CHECKLIST:

Date: December 20, 2022

ARTICLE REFERENCE:

Appendix B-105.2 – Special Exception Accessory Uses (BZA or Uses-on-Review by PC)

EXISTING ZONING RESOLUTION TEXT:

B-105.2 Special Exception Accessory Uses (BZA) or Uses-on-Review (PC) - In addition to the requirements established for accessory uses generally, the specific standards set out below for individual accessory uses and activities shall be met as part of the conditions for issuing the use permit. Upon issuance of any permit for a conditional accessory use or use-on-review as specified by this section such use, or activity shall be continuously subject to compliance with any operational standard or criteria established by the Board of Appeals or Planning Commission and limitations imposed upon such use by virtue of its being classified as "accessory" to a principal use or activity.

All accessory activities to a special exception (BZA) use shall be approved in accordance with the procedure set out in ARTICLE XII, Section 12-105, for review and approval of conditional uses generally. An accessory activity may be approved along with the principal conditional use or at any point subsequent thereto in the manner provided, herein. Any use-on-review (PC) shall be reviewed by the Planning Commission along with the following provisions. Accessory uses with supplemental provisions include the following:

4. **Residential Occupancy in Connection with Nonresidential Activity (PC approval)** - Residential occupancy may be permitted as an accessory use to a principal nonresidential activity located on the same zone lot subject to the following:
 - a. **Only One Unit Permitted** - No more than one (1) dwelling or rooming unit may be permitted in connection with a principal nonresidential activity located upon the same zone lot.
 - b. **Occupancy Limited** - Any dwelling or rooming unit permitted under the provisions of this section shall be limited to occupancy by person(s) employed in the principal nonresidential activity located upon the same zone lot.
 - c. **Residential Occupancy Prohibited** - No dwelling or rooming unit may be located upon any site with a nonresidential activity that is defined by this resolution as a "hazardous occupancy."

Move Part 4 to B-105.1 – keep code the same

PROPOSED ZONING RESOLUTION TEXT AMENDMENT: JUST MOVE TO APPENDIX B-105.1 PART 16 FOR ADMINISTRATIVE APPROVAL

16. **Residential Occupancy in Connection with Nonresidential Activity** - Residential occupancy may be permitted as an accessory use to a principal nonresidential activity located on the same zone lot subject to the following:

- a. **Only One Unit Permitted** - No more than one (1) dwelling or rooming unit may be permitted in connection with a principal nonresidential activity located upon the same zone lot.
- b. **Occupancy Limited** - Any dwelling or rooming unit permitted under the provisions of this section shall be limited to occupancy by person(s) employed in the principal nonresidential activity located upon the same zone lot.
- c. **Residential Occupancy Prohibited** - No dwelling or rooming unit may be located upon any site with a nonresidential activity that is defined by this resolution as a "**hazardous occupancy.**"

Purpose and Need / Background Information: (Staff Report Attached)

This section was just miscodified in that the Land Use Table allowed staff to approve but the Supplemental Regulations required either the Board of Zoning Appeals or the Planning Commission to approve. The Planning Commission agreed to allow staff to approve residential accessory uses in commercial or manufacturing zones, so long as the Bulk Regulations and the Supplemental Regulations were upheld.

Initiated by: Staff

Planning Director/Staff

Sullivan County Regional Planning Commission

Landowner/Developer

Review and Recommendation Timeline:

<u>Public Review</u>	<u>Date</u>	<u>Recommendation</u>	<u>Vote Tally</u>
Initial Discussion by SCRPC	12/20/2022	In favor	unanimously
2 nd Review by SCRPC	n/a		
Bristol Staff		yes	
Bristol Regional PC	01/23/2023	In favor	unanimously
Kingsport Staff		yes	
Kingsport Regional PC	01/19/2023	In favor	unanimously
Public Notice	01/24/2023		
County Commission Public Hearing	02/16/2023		24 Yes
If CC Denies/Remands back for further Study – repeat full public review process			

SULLIVAN COUNTY ZONING RESOLUTION

TEXT AMENDMENT PROCESS AND CHECKLIST:

Date: December 20, 2022

ARTICLE REFERENCE: 7-104.2 – Design of Parking Stalls and Maneuvering Spaces

EXISTING ZONING RESOLUTION TEXT:

7-104.2 Design of Parking Stalls and Maneuvering Spaces

1. Dimensions of Parking Spaces - Except as, otherwise, provided by Subpart 2, of this section, the minimum dimensions of parking stalls and maneuvering spaces shall be as shown on TABLE 7-104.2.
2. Parallel Parking - Parallel parking spaces shall conform to the standards in TABLE 7-104.2.
3. Paving Standards - All parking spaces and access drives of parking areas shall be surfaced with asphalt or concrete, or other hard-surfaced dustless materials, and shall be constructed to provide for adequate drainage. Any site operator, owner or developer acting as the agent of the property may apply to the Planning Commission for an assurance performance bond to be posted for minor site improvements only if special, unforeseeable circumstances interfere with the timely completion of the project as approved by a site plan. Performance guarantees shall be accepted pursuant to the same standards and procedures set forth in the Subdivision Regulations for Sullivan County – Section 4B. The department may allow a signed and notarized contract between the property owner/developer and the contractor, such as a paving or landscaping company, which will allow the completion of paving and/or landscaping to be completed by the next paving or planting season. The Planning Commission may forfeit all paving, if it is not conducive to the type of business being operated or to prevent water run-off on to adjoining properties (amended August 15, 2005).

PROPOSED ZONING RESOLUTION TEXT AMENDMENT:

7-104.2 Design of Parking Stalls and Maneuvering Spaces

1. Dimensions of Parking Spaces - Except as, otherwise, provided by Subpart 2, of this section, the minimum dimensions of parking stalls and maneuvering spaces shall be as shown on TABLE 7-104.2.
2. Parallel Parking - Parallel parking spaces shall conform to the standards in TABLE 7-104.2.
3. Paving Standards - All parking spaces and access drives of parking areas shall be surfaced with asphalt or concrete, or other hard-surfaced dustless materials, and shall be constructed to provide for adequate drainage. Any site operator, owner or developer acting as the agent of the property may

apply to the Planning Commission for an assurance performance bond to be posted for minor site improvements only if special, unforeseeable circumstances interfere with the timely completion of the project as approved by a site plan. Performance guarantees shall be accepted pursuant to the same standards and procedures set forth in the Subdivision Regulations for Sullivan County – Section 4B. The department may allow a signed and notarized contract between the property owner/developer and the contractor, such as a paving or landscaping company, which will allow the completion of paving and/or landscaping to be completed by the next paving or planting season. ~~The Planning Commission may forfeit all paving, if it is not conducive to the type of business being operated or to prevent water run-off on to adjoining properties (amended August 15, 2006).~~

Purpose and Need / Background Information: (Staff Report Attached)

- *The Planning Commission does not have the legal authority to grant variances to the Zoning Resolution (code). Requests for variances to any of the Bulk Regulations of the Zoning Resolution may be filed for review to the Board of Zoning Appeals. Staff recommends cleaning up the language to be in conformance with due process and State Law on zoning variances.*

Initiated by: Staff

Planning Director/Staff

Sullivan County Regional Planning Commission

Landowner/Developer

Review and Recommendation Timeline:

<u>Public Review</u>	<u>Date</u>	<u>Recommendation</u>	<u>Vote Tally</u>
Initial Discussion by SCRPC	12/20/2022	In favor	unanimously
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Kingsport Regional PC	01/19/2023	In favor	unanimously
Public Notice	01/24/2023		
County Commission Public Hearing	02/16/2023		24 Yes
If CC Denies/Remands back for further Study – repeat full public review process			

REPORT ON DEBT OBLIGATION
(Pursuant to Tennessee Code Annotated Section 9-21-134)

1. Public Entity:
 Name: Sullivan County, Tennessee
 Address: 3411 Highway 126, Ste. 202
Blountville, TN 37617
 Debt Issue Name: Sheriff's Department Cruisers Capital Outlay Note, Series 2023
 If disclosing initially for a program, attach the form specified for updates, indicating the frequency required.

2. Face Amount: \$ 1,550,000.00
 Premium/Discount: \$ _____

3. Interest Cost: _____ 3.10 % Tax-exempt Taxable
 TIC NIC
 Variable: Index _____ plus _____ basis points; or
 Variable: Remarketing Agent _____
 Other: _____

4. Debt Obligation:
 TRAN RAN CON
 BAN CRAN GAN
 Bond Loan Agreement Financing Lease
 If any of the notes listed above are issued pursuant to Title 9, Chapter 21, enclose a copy of the executed note with the filing with the Division of Local Government Finance ("LGF").

5. Ratings:
 Unrated
 Moody's _____ Standard & Poor's _____ Fitch _____

6. Purpose:

		BRIEF DESCRIPTION
<input checked="" type="checkbox"/> General Government	<u>100.00 %</u>	<u>To purchase vehicles for the Sheriff's Department</u>
<input type="checkbox"/> Education	_____ %	_____
<input type="checkbox"/> Utilities	_____ %	_____
<input type="checkbox"/> Other	_____ %	_____
<input type="checkbox"/> Refunding/Renewal	_____ %	_____

7. Security:
 General Obligation General Obligation + Revenue/Tax
 Revenue Tax Increment Financing (TIF)
 Annual Appropriation (Financing Lease Only) Other (Describe): _____

8. Type of Sale:
 Competitive Public Sale Interfund Loan _____
 Negotiated Sale Loan Program _____
 Informal Bid

9. Date:
 Dated Date: 01/24/2023 Issue/Closing Date: 01/24/2023

REPORT ON DEBT OBLIGATION

(Pursuant to Tennessee Code Annotated Section 9-21-134)

10. Maturity Dates, Amounts and Interest Rates *:

Year	Amount	Interest Rate	Year	Amount	Interest Rate
2024	\$418,445.14	3.1000 %		\$	%
2025	\$418,445.14	3.1000 %		\$	%
2026	\$418,445.14	3.1000 %		\$	%
2027	\$416,536.25	3.1000 %		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%

If more space is needed, attach an additional sheet.

If (1) the debt has a final maturity of 31 or more years from the date of issuance, (2) principal repayment is delayed for two or more years, or (3) debt service payments are not level throughout the retirement period, then a cumulative repayment schedule (grouped in 5 year increments out to 30 years) including this and all other entity debt secured by the same source **MUST BE PREPARED AND ATTACHED**. For purposes of this form, debt secured by an ad valorem tax pledge and debt secured by a dual ad valorem tax and revenue pledge are secured by the same source. Also, debt secured by the same revenue stream, no matter what lien level, is considered secured by the same source.

* This section is not applicable to the Initial Report for a Borrowing Program.

11. Cost of Issuance and Professionals:

No costs or professionals

	AMOUNT (Round to nearest \$)	FIRM NAME
Financial Advisor Fees	\$ 0	
Legal Fees	\$ 0	
Bond Counsel	\$ 0	
Issuer's Counsel	\$ 0	
Trustee's Counsel	\$ 0	
Bank Counsel	\$ 0	
Disclosure Counsel	\$ 0	
Paying Agent Fees	\$ 0	
Registrar Fees	\$ 0	
Trustee Fees	\$ 0	
Remarketing Agent Fees	\$ 0	
Liquidity Fees	\$ 0	
Rating Agency Fees	\$ 0	
Credit Enhancement Fees	\$ 0	
Bank Closing Costs	\$ 250	
Underwriter's Discount _____%		
Take Down	\$ 0	
Management Fee	\$ 0	
Risk Premium	\$ 0	
Underwriter's Counsel	\$ 0	
Other expenses	\$ 0	
Printing and Advertising Fees	\$ 0	
Issuer/Administrator Program Fees	\$ 0	
Real Estate Fees	\$ 0	
Sponsorship/Referral Fee	\$ 0	
Other Costs _____	\$ 0	
TOTAL COSTS	\$ 250	

REPORT ON DEBT OBLIGATION
(Pursuant to Tennessee Code Annotated Section 9-21-134)

12. Recurring Costs:

No Recurring Costs

	AMOUNT (Basis points/\$)	FIRM NAME (If different from #11)
Remarketing Agent	_____	_____
Paying Agent / Registrar	_____	_____
Trustee	_____	_____
Liquidity / Credit Enhancement	_____	_____
Escrow Agent	_____	_____
Sponsorship / Program / Admin	_____	_____
Other _____	_____	_____

13. Disclosure Document / Official Statement:

None Prepared

EMMA link _____ or

Copy attached

14. Continuing Disclosure Obligations:

Is there an existing continuing disclosure obligation related to the security for this debt? Yes No

Is there a continuing disclosure obligation agreement related to this debt? Yes No

If yes to either question, date that disclosure is due _____

Name and title of person responsible for compliance _____

15. Written Debt Management Policy:

Governing Body's approval date of the current version of the written debt management policy 12/19/2011

Is the debt obligation in compliance with and clearly authorized under the policy? Yes No

16. Written Derivative Management Policy:

No derivative

Governing Body's approval date of the current version of the written derivative management policy _____

Date of Letter of Compliance for derivative _____

Is the derivative in compliance with and clearly authorized under the policy? Yes No

17. Submission of Report:

To the Governing Body: on 02/16/2023 and presented at public meeting held on 02/16/2023

Copy to Director, Division of Local Govt Finance: on 02/16/2023 either by:

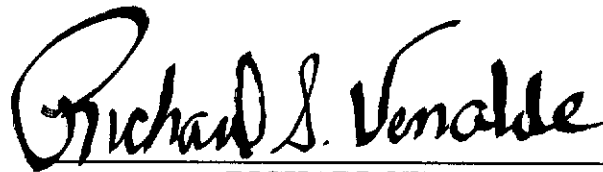
Mail to: _____ OR Email to: LGF@cot.tn.gov

Cordell Hull Building
425 Rep. John Lewis Parkway N., 4th Floor
Nashville, TN 37243-3400

18. Signatures:

	AUTHORIZED REPRESENTATIVE	PREPARER
Name	Richard S. Venable <i>RSV</i>	Leslie Bonner
Title	County Mayor	Chief Assistant Finance Director
Firm	Sullivan County, Tennessee	Sullivan County, Tennessee
Email	<u>rvenable@sullivancountyttn.gov</u>	<u>leslie.bonner@sullivancountyttn.gov</u>
Date	<u>02/16/2023</u>	<u>02/16/2023</u>

AND THEREUPON COUNTY COMMISSION ADJOURNED AT 8:00 P.M. UPON MOTION MADE BY COMMISSIONER AKARD TO MEET AGAIN IN REGULAR SESSION ON MARCH 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