

COUNTY COMMISSION-WORK SESSION

JANUARY 11, 2024

BE IT REMEMBERED THAT:

COUNTY COMMISSION MET PURSUANT TO ADJOURNMENT IN MONTHLY WORK SESSION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS THIS THURSDAY EVENING, JANUARY 11, 2024, AT 6:00 P.M. IN BLOUNTVILLE, TENNESSEE. PRESENT AND PRESIDING WAS COMMISSIONER JOHN GARDNER, PRO TEMPORE AND TERESA JACOBS, COUNTY CLERK OF SAID BOARD OF COMMISSIONERS,

TO WIT:

The Commission was called to order by Commissioner John Gardner, Pro Tempore, Sgt. Phillip White opened the commission and Commissioner Larry Crawford gave the invocation. The pledge to the flag was led by Sgt Phillip White.

COMMISSIONERS PRESENT AND ANSWERING ROLL WERE AS FOLLOWS:

DAVID AKARD	MARK IRESON
DARLENE CALTON	SAMUEL "SAM" JONES
	DWIGHT KING
LARRY CRAWFORD	
JOYCE NEAL CROSSWHITE	
JOHN GARDNER	ARCHIE PIERCE
HERSHEL GLOVER	MATT SLAGLE
CHERYL HARVEY	GARY STIDHAM
DAVID HAYES	ZANE VANOVER
	TRAVIS WARD

16 PRESENT, 8 ABSENT

ABSENT AT ROLL CALL: CARR, COLE ,CROSS, HORNE, LEONARD, LOCKE, MCMURRAY, MEANS

The following pages indicate the action taken by the Commission on rezoning requests for the month of January, 2024.

Agenda subject voting report

065

Meeting name

Sullivan County Commission Work Sess Jan 11 2024

1/11/2024

2 Roll Call by Teresa Jacobs, County Clerk
Roll Call

Description Roll Call
Chairman Venable, Richard

Total vote result
Voting start time 6:03:36 PM
Voting stop time 6:04:01 PM
Voting configuration Roll Call - Attendances
Voting mode Open
Vote result

Present	16
Total Present	16
Total Seats	28
Absent	8

Group voting result

Group	Yes	Absent
No group	16	0
Total result	16	0 8

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	

Public Comment 1/11/24

066

Zoning

Jack Vicars

142 Hickam Orchard Rd

GARY DARNELL

112 Hickam Orchard Rd

Joyce Ketron

120 Hickam Orchard Rd.

RICHARD STORIC

209 CHANEY DR

David Horton

156 Hickam Orchard Rd.

Jennifer Horton

156 Hickam Orchard Rd.

Bill Cizzio

1098 Hundby Hills Rd.

Hand out

Subdivision Approval Process

Sullivan County
Board of County Commissioners
244th Annual Session

Item 1
Resolution No. 2024-01-01

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 11th day of January 2024.

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 11th day of January 2024

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

2024-01-01 ACTIONS: 01/11/24 Approved 17 Yes, 7 Absent



Agenda subject voting report

Meeting name

Sullivan County Commission Work Sess Jan 11 2024

1/11/2024

3 Item 1 Resolution No. 2023-12-01 Sponsors: Calton/ Gardner

Description Rezoning Hearing
Chairman Venable, Richard

Total vote result

Voting start time 6:04:22 PM
Voting stop time 6:04:47 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	17
Abstain	0
No	0
Total Present	17
Absent	7

Group voting result

Group	Yes	Absent
No group	17	0
Total result	17	0/7

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 Work Sess Jan 11 2024

1/11/2024

3.1 Rezoning request #1 and public hearing
Vote

Description

Jack Vicars

Commission District 6

Chairman

Venable, Richard

Total vote result

Voting start time 6:26:19 PM
Voting stop time 6:26:42 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	1
Abstain	0
No	16
Total Present	17
Absent	7

Group voting result

Group	Yes	No	Absent
No group	1	16	0
Total result	1	16	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

070

Meeting name

Sullivan County Commission Work Sess Jan 11 2024

1/11/2024

3.2 Rezoning request #2 and public hearing
Vote

Description Scott & Angela Miller
Commission District 4

Chairman Venable, Richard

Total vote result
Voting start time 6:29:12 PM
Voting stop time 6:29:34 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	17
Abstain	0
No	0
Total Present	17
Absent	7

Group voting result

Group	Yes	Absent
No group	17	0
Total result	17	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 Work Sess Jan 11 2024

1/11/2024

3.3 ZTA Request and public hearing
Vote

Description

Zoning Text Amendment: Request to Create New District: Planned Artisan District (limited manufacturing/retail).

Chairman

Venable, Richard

Total vote result

Voting start time 6:45:58 PM
Voting stop time 6:46:25 PM
Voting configuration Vote
Voting mode Open
Vote result

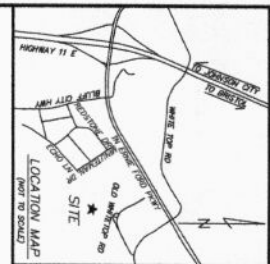
Yes	13
Abstain	0
No	4
Total Present	17
Absent	7

Group voting result

Group	Yes	No	Absent
No group	13	4	0
Total result	13	4	0

Individual voting result

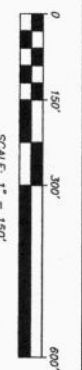
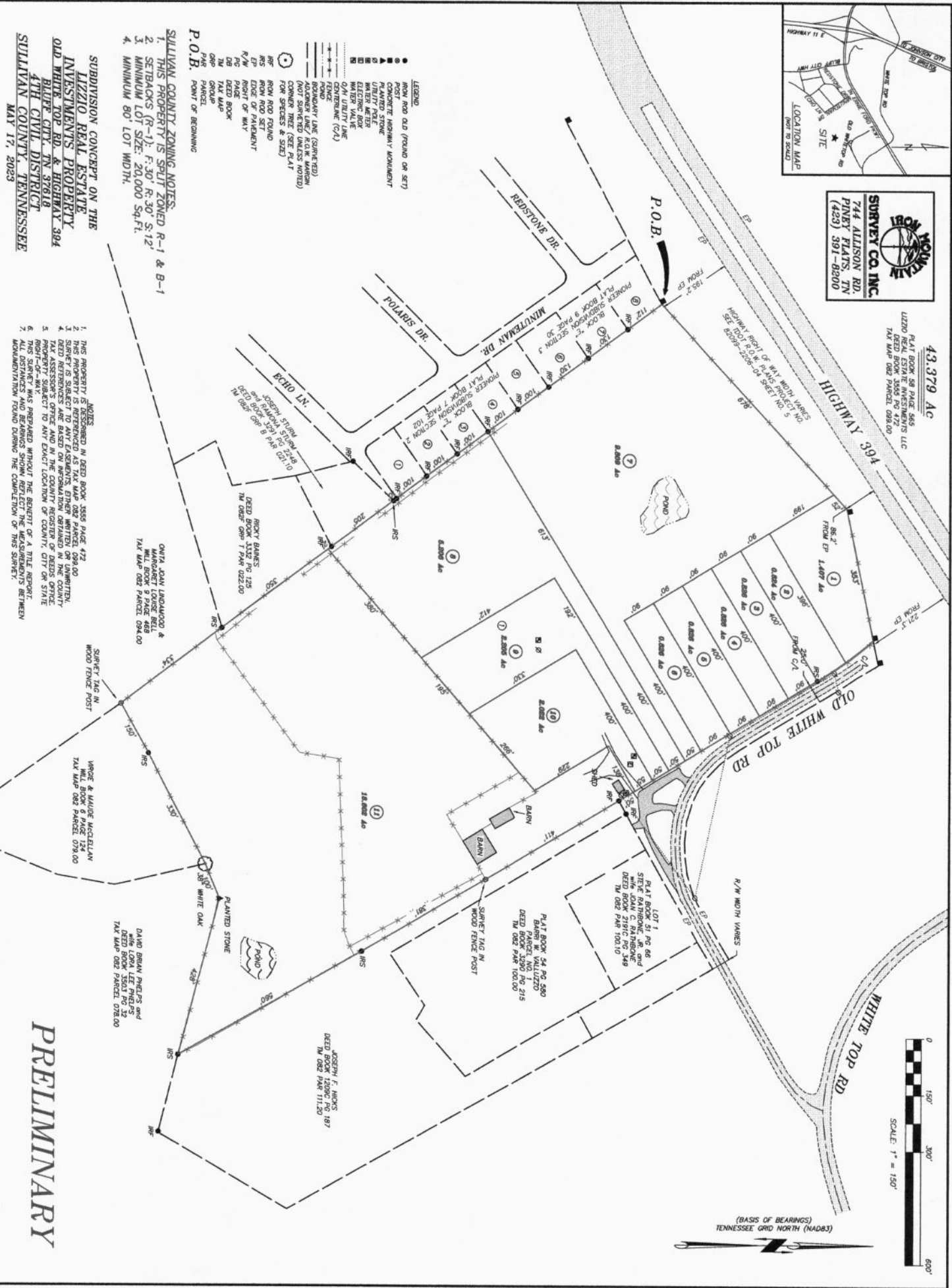
Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()				X
Cole, Michael ()				X
Crawford, Larry ()	X			
Cross, Andrew ()				X
Crosswhite, Joyce ()	X			
Gardner, John ()			X	
Glover, Hershel ()			X	
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()				X
Ireson, 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	



SURVEY CO. INC.
 744 ALLISON RD.
 PINEY FLATS, TN
 4231 391-8200

43.379 Ac
 PLAT BOOK 58 PAGE 565
 LIZZIO REAL ESTATE INVESTMENTS LLC
 DEED BOOK 3585 PG 472
 TAX MAP 082 PARCEL 098A.00

PLAT BOOK 58 PAGE 565
 LIZZIO REAL ESTATE INVESTMENTS LLC
 DEED BOOK 3585 PG 472
 TAX MAP 082 PARCEL 098A.00



(BASIS OF BEARINGS)
 TENNESSEE GRID NORTH (NAD83)

- LEGEND**
- IRON ROD (FOUND OR SET)
 - CONCRETE HIGHWAY MONUMENT
 - PLANTED STONE
 - WATER METER
 - ⊕ ELECTRIC BOX
 - ⊖ GAS METER
 - O/U UTILITY LINE
 - CENTERLINE (C/L)
 - FENCE
 - BOUNDARY LINE (SURVEYED)
 - ADJACENT LINE (R/L IN MARGIN)
 - CORNER TREE (SEE PLAT FOR SPECIES & SIZE)
 - ⊙ IRON ROD FOUND
 - ⊙ IRON ROD SET
 - ⊙ EDGE OF PAVEMENT
 - ⊙ R/W RIGHT OF WAY
 - ⊙ DEED BOOK
 - ⊙ TAX MAP
 - ⊙ GROUP
 - ⊙ PARCEL
 - ⊙ P.O.B. POINT OF BEGINNING

- SULLIVAN COUNTY ZONING NOTES:**
1. THIS PROPERTY IS SPLIT ZONED R-1 & B-1
 2. SETBACKS (R-1): F: 30' R: 30' S: 12'
 3. MINIMUM LOT SIZE: 20,000 SQ. FT.
 4. MINIMUM 80' LOT WIDTH.

SUBDIVISION CONCEPT ON THE LIZZIO REAL ESTATE INVESTMENTS PROPERTY
 OLD WHITE TOP RD. & HIGHWAY 394
 HUNTSVILLE, TN 37418
 4TH CIVIL DISTRICT
 SULLIVAN COUNTY, TENNESSEE
 MAY 17, 2023

- NOTES**
1. THIS PROPERTY IS DESCRIBED IN DEED BOOK 3585 PAGE 472
 2. THIS PROPERTY IS REFERENCED AS TAX MAP 082 PARCEL 098A.00
 3. THIS PROPERTY IS REFERENCED AS TAX MAP 082 PARCEL 098A.00
 4. DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY TAX ASSESSOR'S OFFICE AND IN THE COUNTY REGISTER OF DEEDS OFFICE
 5. PROPERTY SUBJECT TO ANY EXACT LOCATION OF COUNTY, CITY OR STATE
 6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT
 7. ALL DISTANCES AND BEARINGS SHOWN REFLECT THE MEASUREMENTS BETWEEN MONUMENTATION FOUND DURING THE COMPLETION OF THIS SURVEY.

PRELIMINARY

Sullivan County



AND THEREUPON COUNTY COMMISSION ADJOURNED AT 7:50 P.M. UPON MOTION MADE BY COMMISSIONER AKARD TO MEET AGAIN IN REGULAR SESSION ON JANUARY 18, 2024.

Richard S. Venable

RICHARD VENABLE

COMMISSION CHAIRMAN