

COUNTY COMMISSION-WORK SESSION

MARCH 14, 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, MARCH 14, 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	
DARLENE CALTON	SAMUEL "SAM" JONES
	DWIGHT KING
	TONY LEONARD
LARRY CRAWFORD	HUNTER LOCKE
ANDREW CROSS	
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

20 PRESENT, 4 ABSENT

ABSENT AT ROLL CALL: CARR, COLE, IRESON, MCMURRAY

NOTE: CARR IN AT 6:05 P.M., MCMURRAY IN AT 6:07 P.M.

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

# Agenda subject voting report

188

Meeting name

Sullivan County Work Session March 14, 2024...

3/14/2024

1 Speaker Pro Tempore John Gardner presiding. Call to order by Sheriff Jeff Cassidy

**Description**

Sullivan County Commission

March 2024 Work Session & Zoning Requests Hearing and Votes

March 14, 2024

6:00 p.m.

**Chairman**

Venable, Richard

Carr in @ 6:05 pm  
McMurray in @ 6:07 pm

**Total vote result**

**Voting start time**

6:01:50 PM

**Voting stop time**

6:02:29 PM

**Voting configuration**

Roll Call - Attendances

**Voting mode**

Open

**Vote result**

Present	20
Total Present	20
Total Seats	28
Absent	4

**Group voting result**

Group	Yes	Absent
No group	20	0
<b>Total result</b>	<b>20</b>	<b>0/4</b>

**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	

SULLIVAN COUNTY  
Board of County Commissioners  
March 14, 2024  
6:00 p.m.

**WORK SESSION and REZONING REQUESTS PUBLIC HEARING MEETING**  
**AGENDA**

- ❖ Speaker Pro Tempore John Gardner presiding.
- ❖ Invocation
- ❖ Pledge to the American Flag
- ❖ Roll Call by Teresa Jacobs, Sullivan County Clerk
- ❖ Public Hearing and Commission Vote for Rezoning Requests and/or Zoning Text Amendments.

**NEWS BUSINESS**

Item 1            Resolution No. 2024-03-01

Sponsors: Calton/ Gardner

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

- 1) Theodore Dougherty, Commission District 5  
(Public Comment)
  - 2) Arc3 Gases, Inc. c/o Bill Hall, agent, Commission District 7  
(Public Comment)
  - 3) Zoning Text Amendment: Article III, 3-103.6, will amend standards for residential accessory structures to provide more flexibility and square footage for residential accessory structures on larger tracts.  
(Public Comment)
- ❖ Zoning Meeting Adjournment
  - ❖ Public Comment (Not zoning related)
  - ❖ Review of Proposed Resolutions
  - ❖ Announcements
  - ❖ Work Session Concludes



Sullivan County  
Board of County Commissioners  
244th Annual Session

Item 1  
Resolution No. 2024-03-01

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 14th day of March 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 14th day of March 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**

2024-03-01 ACTIONS: 03/14/24 Approved 20 Yes, 4 Absent



Agenda subject voting report

Meeting name

Sullivan County Work Session March 14, 2024...

3/14/2024

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

Description Rezoning Hearing

Chairman Venable, Richard

**Total vote result**

Voting start time 6:02:48 PM  
 Voting stop time 6:03:21 PM  
 Voting configuration Vote  
 Voting mode Open  
 Vote result

Yes	20
Abstain	0
No	0
Total Present	20
Absent	4

**Group voting result**

Group	Yes	Absent
No group	20	0
<b>Total result</b>	<b>20</b>	<b>0</b>

**Individual voting result**

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

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

**March 14, 2024 - Work Session**

**RESOLUTION #1 - To Consider the following zoning amendments (map or text) as reviewed by the Regional Planning Commission.  
motion by: Calton 2nd by: Gardner**

Order of Cases	Date of Application	Applicant's Name	Neighbor Opposition	Staff's Recommendation	Planning Commission's Recommendation	Regional Planning Commission Jurisdiction	Current Zoning District	Requested Zoning District	Civil District	Commissioner District
1	1/5/2024	Theodore Dougherty	none	yes	yes	Sullivan County	A-1	R-1	20th	5th
2	1/9/2023	Arc3 Gases, Inc. c/o Bill Hall agent	none	yes	yes	Sullivan County	B-3	M-1	18th	7th
3	1/30/2024	ZTA - Article III. 3-103.6	n/a	yes	SC yes   Kpt yes   Bristol no	all			all	all
4										
<b>Voting Summary:</b>										
<b>Name</b>	<b>Case Order</b>	<b>yes</b>	<b>no</b>	<b>pass / abstain</b>	<b>absent</b>	<b>Approved (yes or no)</b>				
Dougherty	1	21			3	Yes				
Arc3 Gases	2	22			2	Yes				
ZTA 3-103	3	15	7		2	Yes				
	4									

\* 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:** ZTA: Zoning Text Amendment

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 1-5-24

Property Owner: Theodore L Dougherty  
Address: 3357 Rocky Springs rd Piney Flats TN 37688  
Phone number: 423-340-2897 Email:

Property Identification

Tax Map: 123 Group: Parcel: 090.20  
Zoning Map: Zoning District: A-1 Proposed District: R-1 Civil District: 20  
Property Location: 3357 Rocky Springs Rd, Piney Flats Rd Commission District:  
Purpose of Rezoning: To allow for 1/2 acre lot 5th

Meetings

Planning Commission: Sullivan County  
Place: Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN  
Date: 02-20-2024 Time: 6:00 PM

Approved:  Denied:

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126, Blountville TN  
Date: 03-14-2024 Time: 6:00 PM

Approved:  APPROVED 21 YES, 3 ABSENT  
Denied:

DEED RESTRICTIONS

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

Owner's Signature: Theodore L Dougherty

Date: 1-5-24

Notary Public: Arissa Hayes

My Commission Expires:



Agenda subject voting report

Meeting name

Sullivan County Work Session March 14, 2024...

3/14/2024

3.1 Rezoning request #1 and public hearing  
Vote

Description

Theodore Dougherty – 3357 Rocky Springs Road, Piney Flats  
Commission District 5  
A-1 to R-1

Chairman

Venable, Richard

Total vote result

Voting start time 6:05:49 PM  
Voting stop time 6:06:09 PM  
Voting configuration Vote  
Voting mode Open  
Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

Group voting result

Group	Yes	Absent
No group	21	0
<b>Total result</b>	<b>21</b>	<b>0/3</b>

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			



**F1. REZONING REQUEST FROM A-1 (GENERAL AGRICULTURAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL)****FINDINGS OF FACT –**

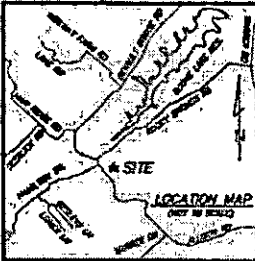
<b>Landowner:</b>	Theodore Dougherty
<b>Applicants:</b>	same
<b>Representative:</b>	same
<b>Location:</b>	a portion of the farm off Allison Road - 3357 Rocky Springs Road, Piney Flats
<b>Mailing Address of Owners:</b>	same
<b>Civil district of rezoning:</b>	20 <sup>th</sup>
<b>Commission District of rezoning:</b>	5 <sup>th</sup>
<b>Parcel ID:</b>	Tax Map 123, a portion of Parcel 090.20
<b>Subdivision of Record:</b>	n/a
<b>PC1101 Growth Boundary:</b>	Sullivan County Rural Area
<b>Existing Land Use of Lot:</b>	Farm/Open Space
<b>Utility District:</b>	Blountville Utility District
<b>Public Sewer:</b>	n/a
<b>Lot/Tract Acreage:</b>	each ½ acre lot proposed
<b>Flood Plain:</b>	n/a
<b>Existing Zoning:</b>	A-1
<b>Surrounding Zoning:</b>	A-1, A-5, R-1
<b>Proposed Zoning Request:</b>	R-1 for ½ acre lot and leave remaining farm A-1
<b>Surrounding Land Uses:</b>	single family/low density residential
<b>2006 Land Use Plan:</b>	Low Density Residential/Agricultural
<b>Neighborhood Opposition:</b>	none

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

- The owner is requesting a rezoning of ½ acre lot out of his farm in order to subdivide and build a new home.
- The surrounding land uses are single-family residential. The adjacent lots around this land are of similar size and use.
- Staff recommends in favor of this request:
  - The proposed single-family land use is congruent with the surrounding land uses.
  - Will not be out of character with the other lots sizes of existing homes on this road.
  - Public water is available to serve this new lot as proposed.

**Meeting Notes at Planning Commission:**

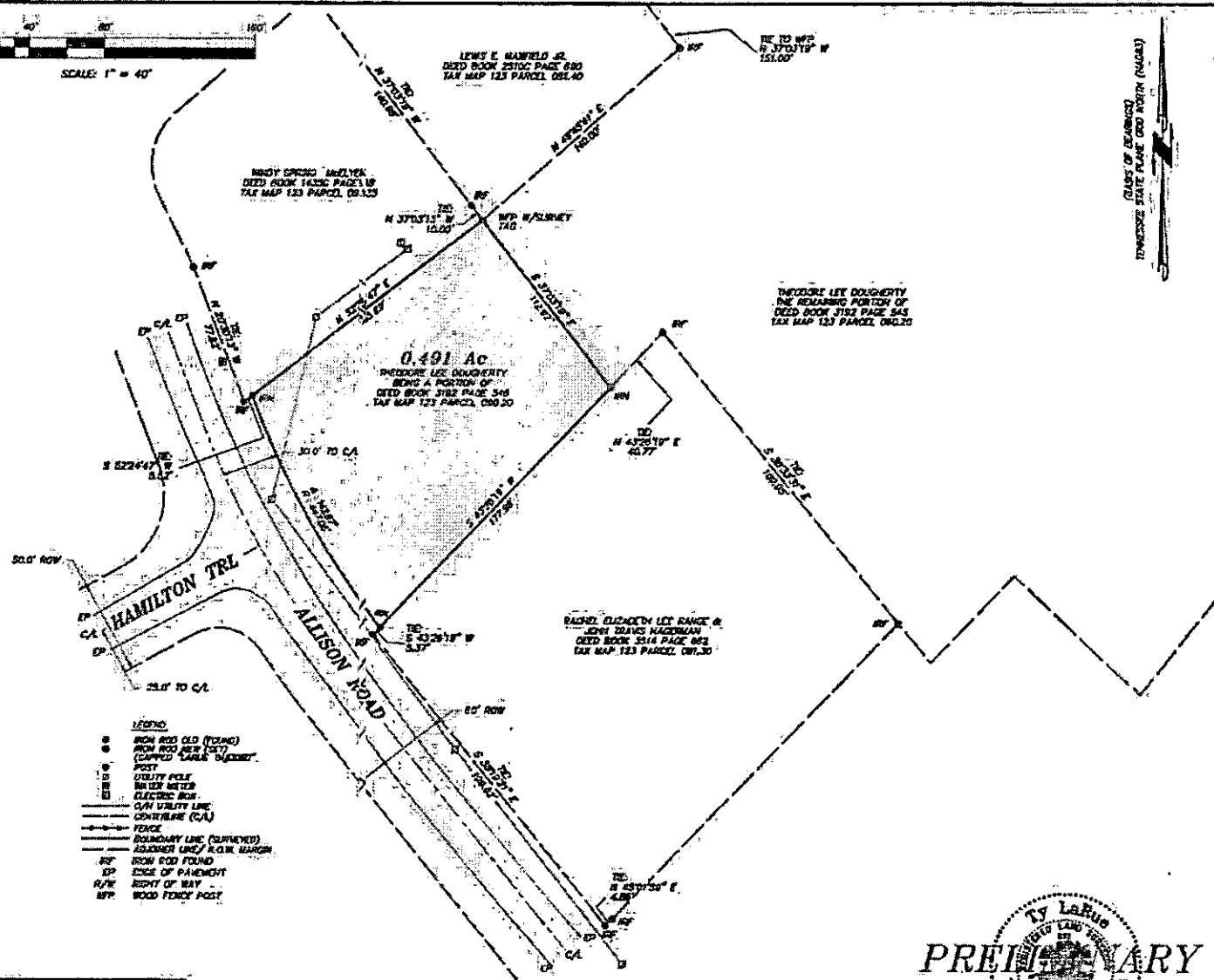
- *Staff read her report and findings. There was no one in opposition, nor did staff receive any opposition prior to the meeting. She reported she received one phone call from a neighbor just as soon as they put up the rezoning sign; however, the neighbor was calling to ensure it was for residential and not commercial.*
- *Mr. Dougherty was present. Darlene Motioned to send a favorable recommendation to County Commission for this rezoning request. Mary Ann Hager seconded the motion and the vote in favor passed unanimously.*



**SURVEY CO. INC.**  
 744 ALLISON RD.  
 PINEY FLATS, TN  
 (423) 391-8200



- NOTES**
1. THIS PROPERTY IS DESCRIBED IN DEED BOOK 3182 PAGE 548.
  2. THIS PROPERTY IS REFERENCED AS TAX MAP 123 PARCEL 081.24.
  3. SURVEY IS SUBJECT TO ANY EASEMENTS, ETTES, RIGHTS OR UNLITIGATED DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY TAX ASSESSOR'S OFFICE AND IN THE COUNTY REGISTER OF DEEDS OFFICE.
  4. PROPERTY SUBJECT TO ANY EXISTING LOCATION OF COUNTY, CITY OR STATE RIGHT-OF-WAY.
  5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A DTE REPORT.
  6. SETBACKS ARE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT ON SUBJECT PROPERTY.
  7. PROPERTY IS CURRENTLY ZONED: A-1
  8. SETBACKS: FRONT: 30' REAR: 30' SIDES: 15'
  9. THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE AS SHOWN ON FIRM MAP NO. 4256800002 DATED: 02/28/2004.



**UTILITY & ESTABLISHED EASEMENT NOTED.**

NOTE: IN MANY INSTANCES AN EASEMENT AREA A WIDTH OF 3' IS NOT INDICATED AND THE WIDTH OF ALL UTILITY LINES FOR THE UTILITIES ARE NOT INDICATED. THE LOCATION OF UTILITIES IS SHOWN FROM INFORMATION IN THE LOCAL UTILITY STANDARDS EASEMENT AREA. IT IS RECOMMENDED THAT ALL UTILITIES BE LOCATED BY THE UTILITY COMPANIES AND THE PROPERTY OWNER BE ADVISED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION.

- LEGEND**
- IRON NAIL OLD (FOUND)
  - IRON NAIL NEW (SET)
  - CAPTIVE TANK (MARKER)
  - POST
  - UTILITY POLE
  - WATER METER
  - ELECTRIC BOX
  - GAS UTILITY LINE
  - CABLE (C/A)
  - FENCE
  - BOUNDARY LINE (SURVEYED)
  - EASEMENT LINE / R.O.W. MARKER
  - IRON ROD FOUND
  - EDGE OF PAVEMENT
  - R/W RIGHT OF WAY
  - MFP WOOD FENCE POST

THEODORE LEE DOUGHERTY  
 THE REMAINDER PORTION OF  
 DEED BOOK 3182 PAGE 548  
 TAX MAP 123 PARCEL 080.20

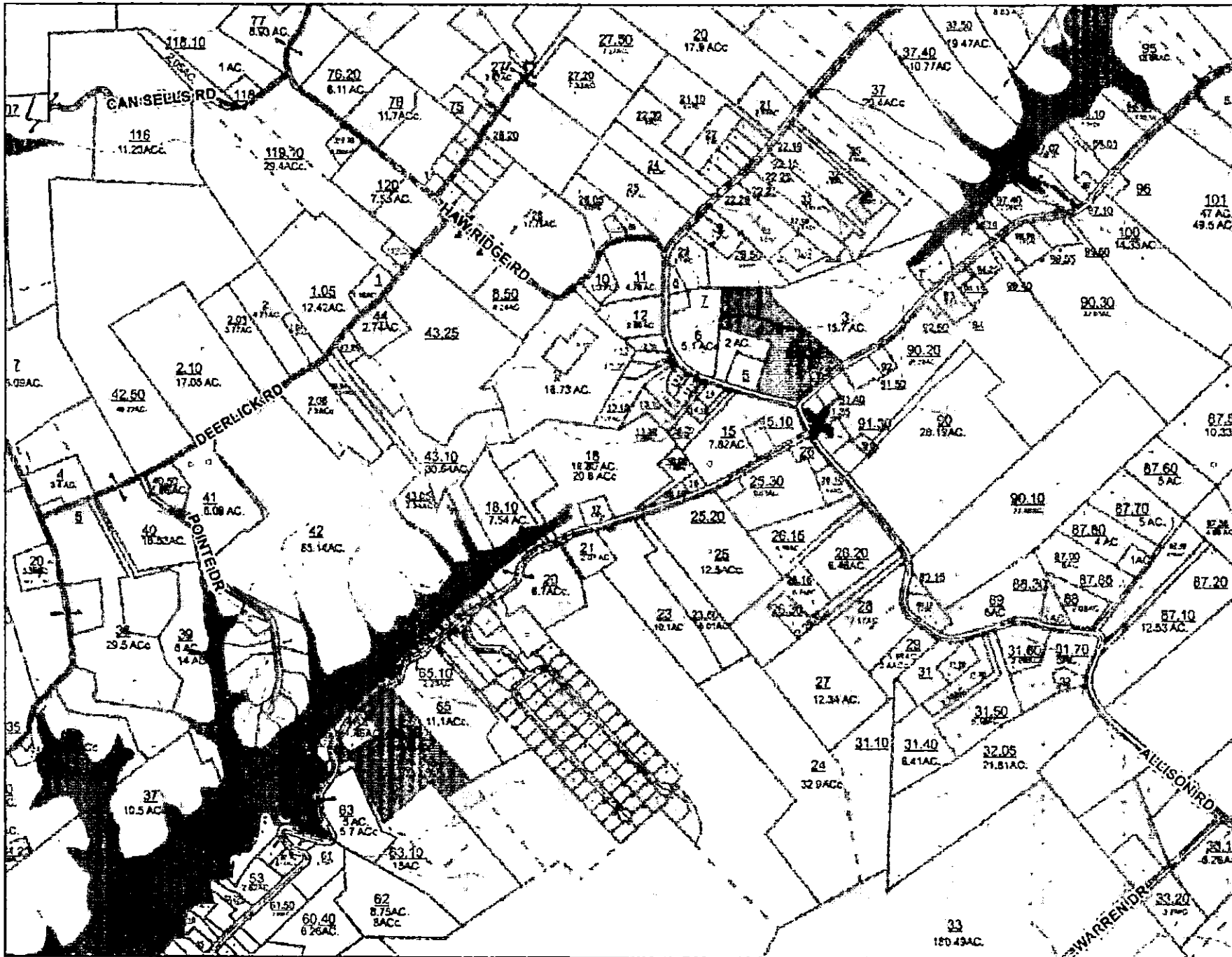
RACHEL ELIZABETH LEE RANGE &  
 JOHN TRAVIS HAZEMAN  
 DEED BOOK 3214 PAGE 062  
 TAX MAP 123 PARCEL 087.30



**A DIVISION OF THE THEODORE LEE DOUGHERTY PROPERTY**  
 ROCKY SPRINGS RD., PINEY FLATS, TN 37688  
 20TH CIVIL DISTRICT  
 SULLIVAN COUNTY, TENNESSEE  
 JANUARY 8, 2023

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATE OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE.

<p><b>CERTIFICATE OF OWNERSHIP AND DECISIONS</b></p> <p>I, THE SURVEYOR, CERTIFY THAT I AM THE ONLY THE SURVEYOR OF THIS PROPERTY AND THAT I HAVE BEEN ADVISED BY THE PROPERTY OWNER THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, ETTES, RIGHTS OR UNLITIGATED DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY TAX ASSESSOR'S OFFICE AND IN THE COUNTY REGISTER OF DEEDS OFFICE.</p>	<p><b>CERTIFICATE OF THE APPROVAL OF FINANCIAL INSTITUTIONS</b></p> <p>I HEREBY CERTIFY THAT THE FINANCIAL INSTITUTIONS HAVE REVIEWED THIS SURVEY AND HAVE GIVEN THEIR APPROVAL AS SHOWN ON THIS PLAN.</p>	<p><b>CERTIFICATE OF THE APPROVAL OF WATER DISTRICTS</b></p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER DISTRICTS HAVE REVIEWED THIS SURVEY AND HAVE GIVEN THEIR APPROVAL AS SHOWN ON THIS PLAN.</p>	<p><b>CERTIFICATE OF APPROVAL FOR RECORDING</b></p> <p>I HEREBY CERTIFY THAT THE RECORDING FEE HAS BEEN PAID AND THAT THE SURVEY IS IN COMPLIANCE WITH THE RECORDING ACT OF THE STATE OF TENNESSEE.</p>	<p><b>CERTIFICATE OF ACCURACY</b></p> <p>I HEREBY CERTIFY THAT THE SURVEY IS ACCURATE AND THAT THE RATE OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE.</p>	<p><b>THEODORE LEE DOUGHERTY DIVISION</b>  <b>SULLIVAN COUNTY REGIONAL PLANNING COMMISSION</b></p> <table border="1"> <tr> <td>TOTAL ACRES</td> <td>0.491 AC</td> <td>TOTAL LOTS</td> <td>1</td> </tr> <tr> <td>ACRES NEW ROAD</td> <td>0</td> <td>MILES NEW ROAD</td> <td>0</td> </tr> <tr> <td>OWNER</td> <td>THEODORE LEE DOUGHERTY</td> <td>CIVIL DISTRICT</td> <td>20TH</td> </tr> <tr> <td>SURVEYOR</td> <td>Ty LaRue</td> <td>CLOSURE ERROR</td> <td>1:10,000</td> </tr> </table> <p>SCALE: 1" = 40'</p>	TOTAL ACRES	0.491 AC	TOTAL LOTS	1	ACRES NEW ROAD	0	MILES NEW ROAD	0	OWNER	THEODORE LEE DOUGHERTY	CIVIL DISTRICT	20TH	SURVEYOR	Ty LaRue	CLOSURE ERROR	1:10,000
TOTAL ACRES	0.491 AC	TOTAL LOTS	1																		
ACRES NEW ROAD	0	MILES NEW ROAD	0																		
OWNER	THEODORE LEE DOUGHERTY	CIVIL DISTRICT	20TH																		
SURVEYOR	Ty LaRue	CLOSURE ERROR	1:10,000																		



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.

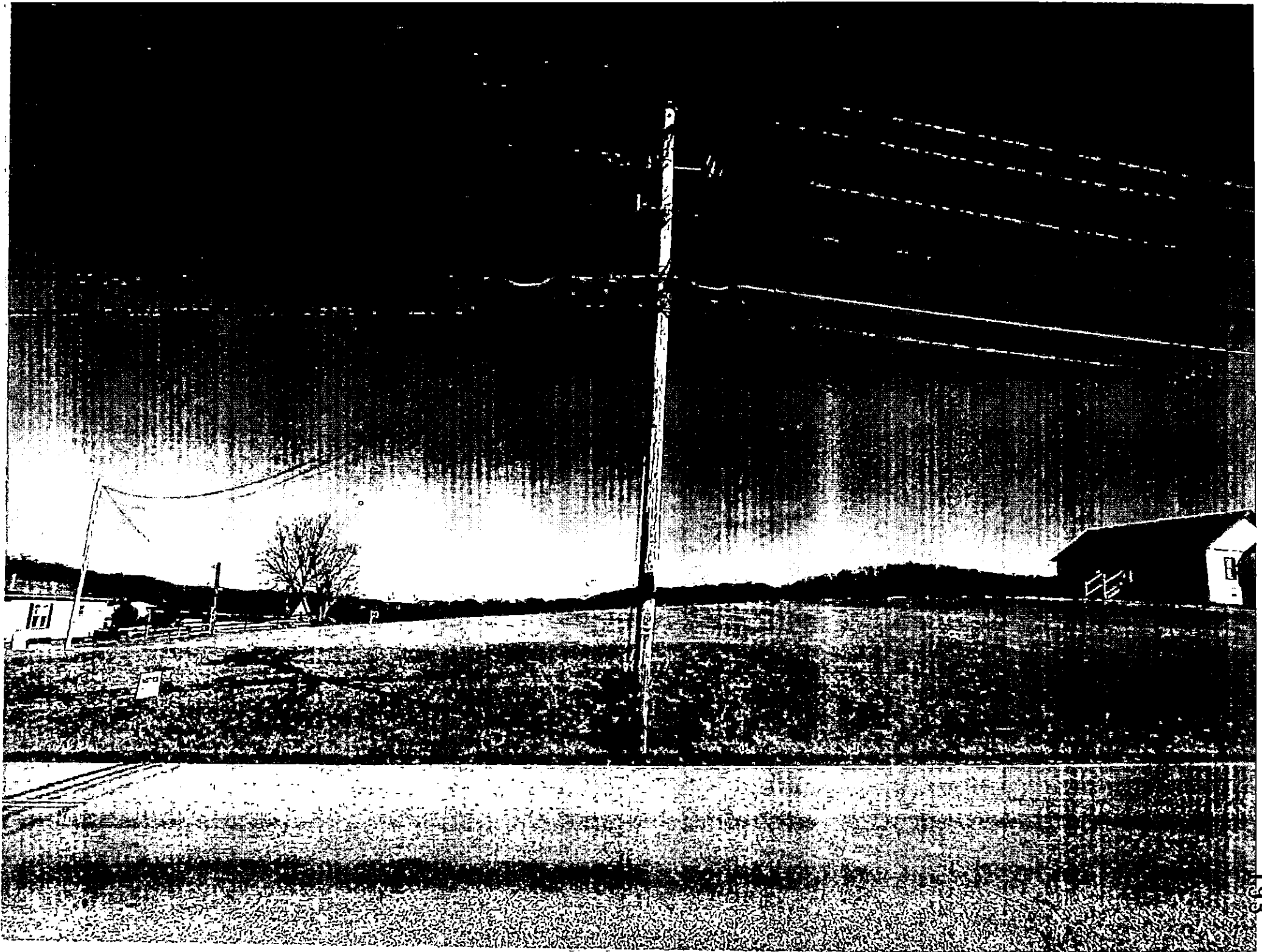
- ▲ Lot Lines
- Parcel Lines (20220325)
- Sullivan County Zoning**
- A-1
- A-2
- A-5
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PBD-3
- PBD/SC
- PMD-1
- PMD-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water
- ~ Hydrology

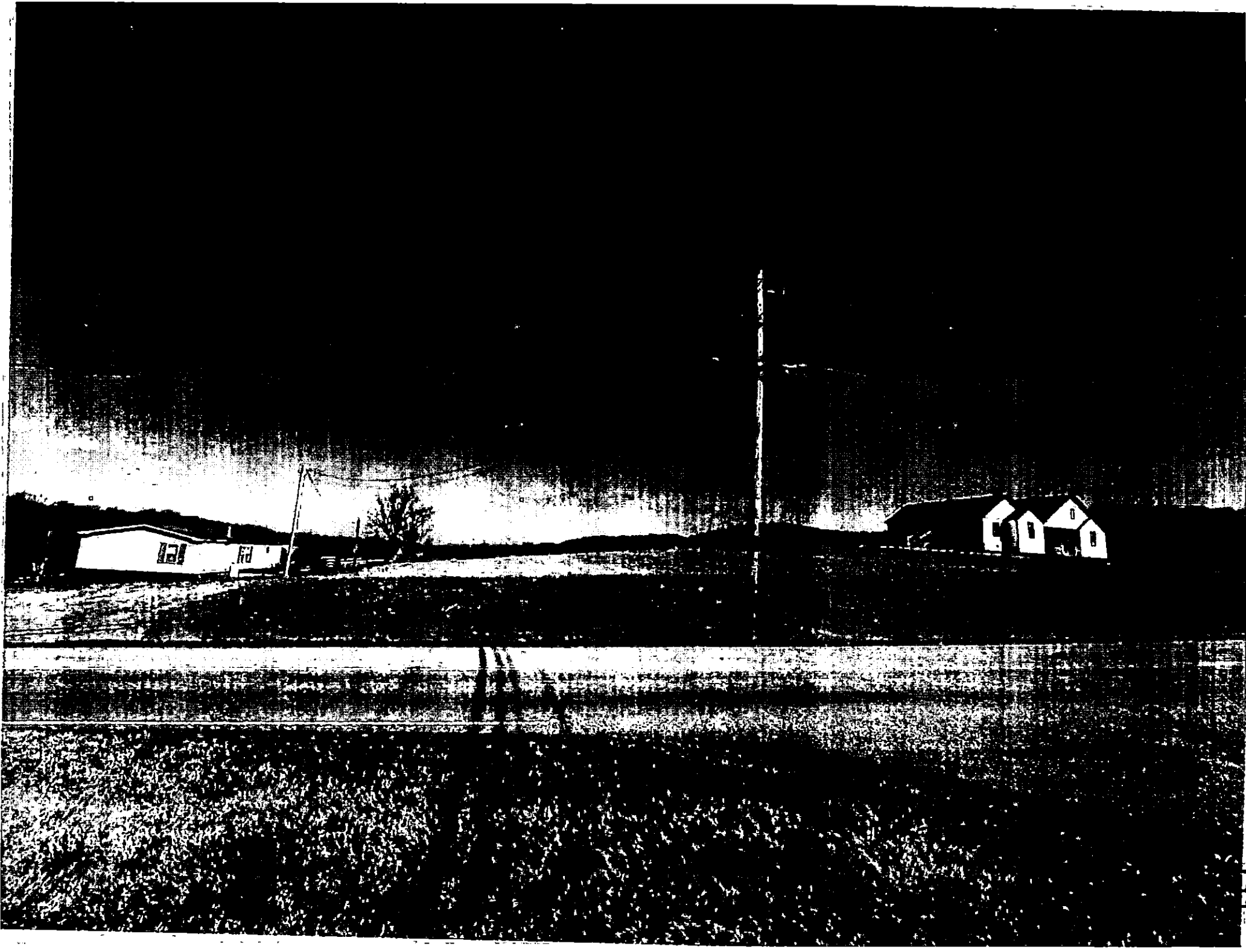


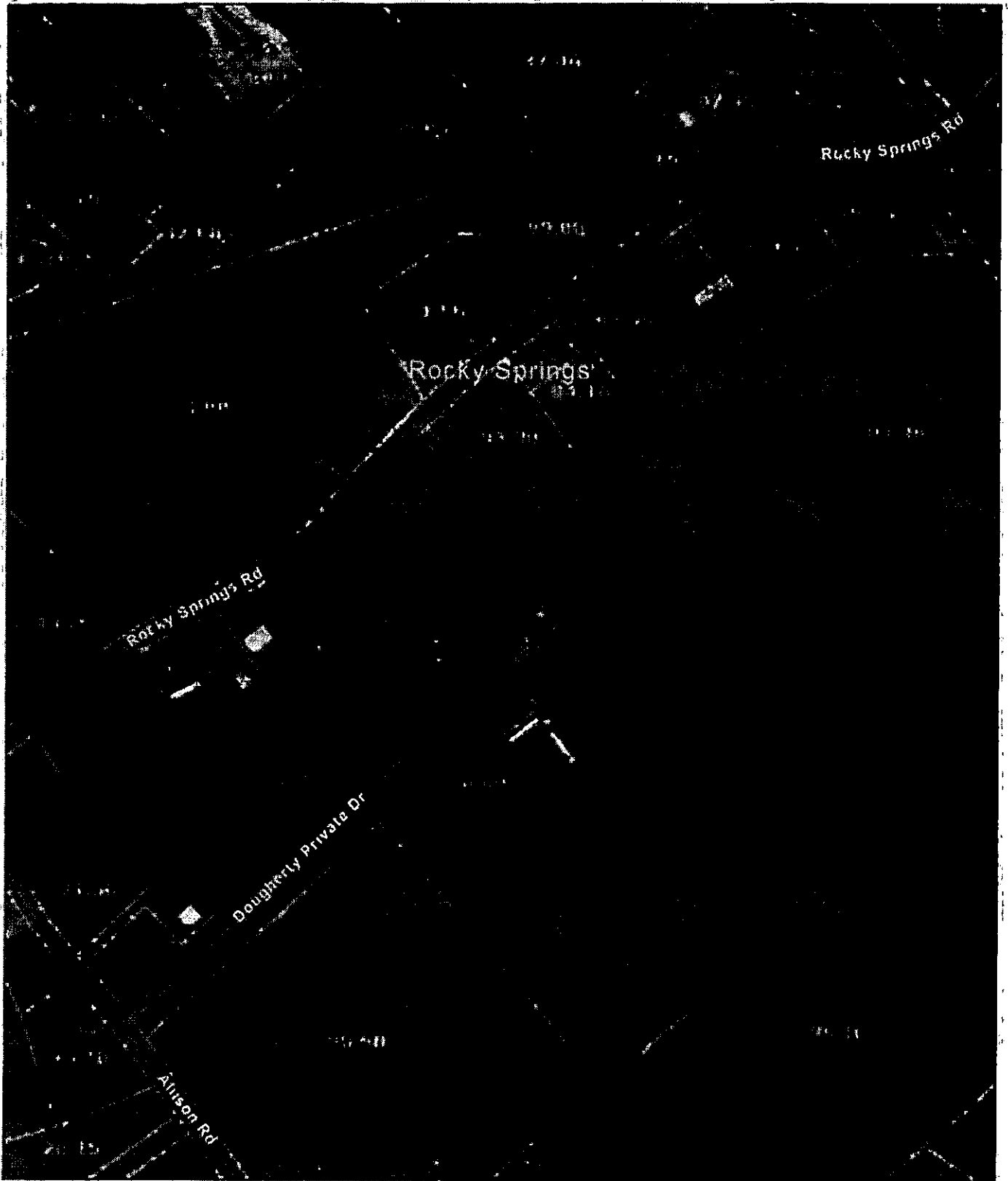
Sullivan County, TN  
 Planning and Codes Dept.

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



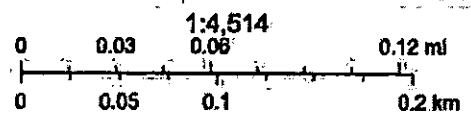






Date: February 15, 2024

County: Sullivan  
 Owner: DOUGHERTY THEODORE LEE  
 Address: ROCKY SPRINGS RD  
 Parcel Number: 123 090.20  
 Deeded Acreage: 28.28  
 Calculated Acreage: 0  
 Date of TDOT Imagery: 2019  
 Date of Vexcel Imagery: 2023



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, GeoGraph, GeoTechnologies, Inc, METU, NABA, USGS, EPA, NPS, US Census Bureau, USCA, USFWS, State of Tennessee, Comptroller of the Treasury, TDOT Aerial Surveys.

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.

# SULLIVAN COUNTY

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



201

## NOTICE OF REZONING REQUEST

February 8, 2024

Dear Property Owner:

Please be advised that your neighbor, **Theodore Dougherty** has requested the property at **3357 Rocky Springs Road, Piney Flats** be rezoned from General Agricultural (A-1) to Single Family Residential (R-1) so that he can subdivide off a lot along Allison Road for a new home. The A-1 zoning district requires a minimum lot size of one acre and the R-1 district allows for a minimum lot size of ½ acre. The property ID is Tax Map 123 Parcel 090.20 and the proposed house lot is staked with surveying flags for your reference, along Allison Road at the intersection of Hamilton Trail Road. The following are the scheduled meeting dates for this request:

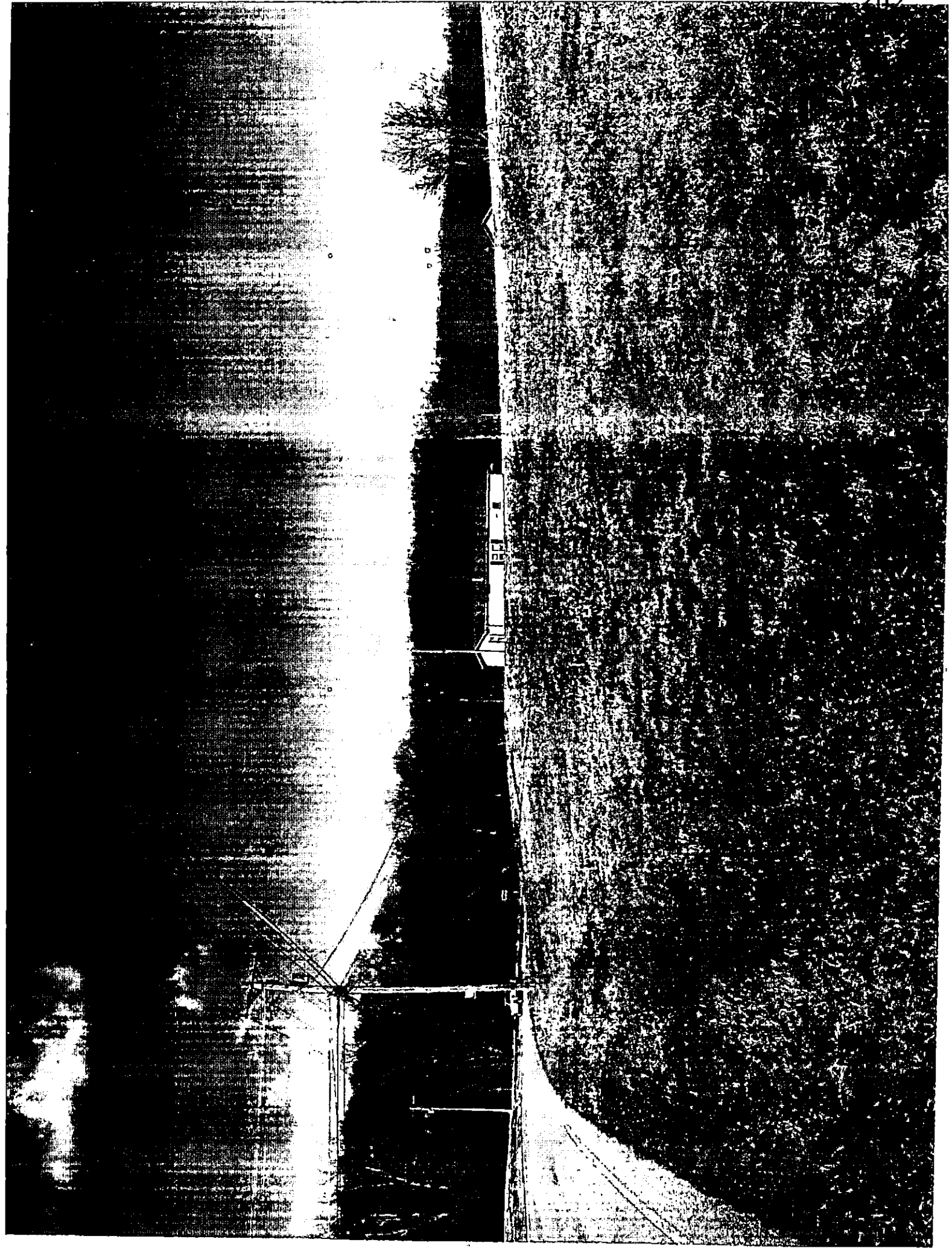
**Sullivan County Regional Planning Commission – Tuesday, 6:00 PM on February 20, 2024**

**Sullivan County Commission's Work Session – Thursday, 6:00 PM on March 14, 2024**

The public meetings shall be held in the Historic Sullivan County Courthouse, 2<sup>nd</sup> Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let me know if you need any special assistance for these public meetings. The 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 during normal business hours. My email address is [planning@sullivancountyttn.gov](mailto:planning@sullivancountyttn.gov) or you may call me directly at 423.279.2603.

Regards,

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





Sullivan (082)  
Tax Year 2024 | Reappraisal 2021

Jan 1 Owner  
DOUGHERTY THEODORE LEE  
3357 ROCKY SPRINGS RD  
PINEY FLATS TN 37686

Current Owner  
3357 ROCKY SPRINGS RD  
PINEY FLATS TN 37686

ROCKY SPRINGS RD  
Ctbl Map: 123    Group:    Parcel: 090.20    Pt:    St: 000

**Value Information**

Land Market Value:	\$201,400	Land Use Value:	\$68,800
Improvement Value:	\$0	Improvement Value:	\$0
Total Market Appraisal:	\$201,400	Total Use Appraisal:	\$68,800
		Assessment Percentage:	25%
		Assessment:	\$17,200

**Additional Information**

**General Information**

Class: 11 - Agricultural	City:
City #:	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: A46
District: 20	Number of Mobile Homes: 0
Number of Buildings: 0	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC	Zoning:
Utilities - Gas/Gas Type: 00 - NONE	

**Outbuildings & Yard Items**

Building #	Type	Description	Units
------------	------	-------------	-------

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

Dead Acres: 28.28      Calculated Acres: 0      Total Land Units: 28.28

Land Code	Soil Class	Units
46 - ROTATION	G	25.33
62 - WOODLAND 2	G	2.95

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
2/16/2017	\$0	3233	604		GB - GREENBELT APPLICATION	
2/23/2016	\$0	3192	546			
2/17/1974	\$0	420	189			



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

**Notice:**  
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- ▲ Lot Lines
- Parcel Lines (20220325)
- Land Use Plan: 2006-2026
- Ag / Single Fam Res
- Ag / Open Space
- Neighborhood Comm
- Blountville-Mixed Use
- General Commercial
- Corridor Commercial
- Manufac-Light Ind
- High Impact Use
- Plan Corridor Comm
- Plan General Comm
- Plan Manufac-LI Ind
- Plan Manufac-Hvy Ind
- Plan Unit Devel
- Low Density Res
- Medium Density Res
- High Density Res
- Mobile Home Park
- Water
- Hydrology

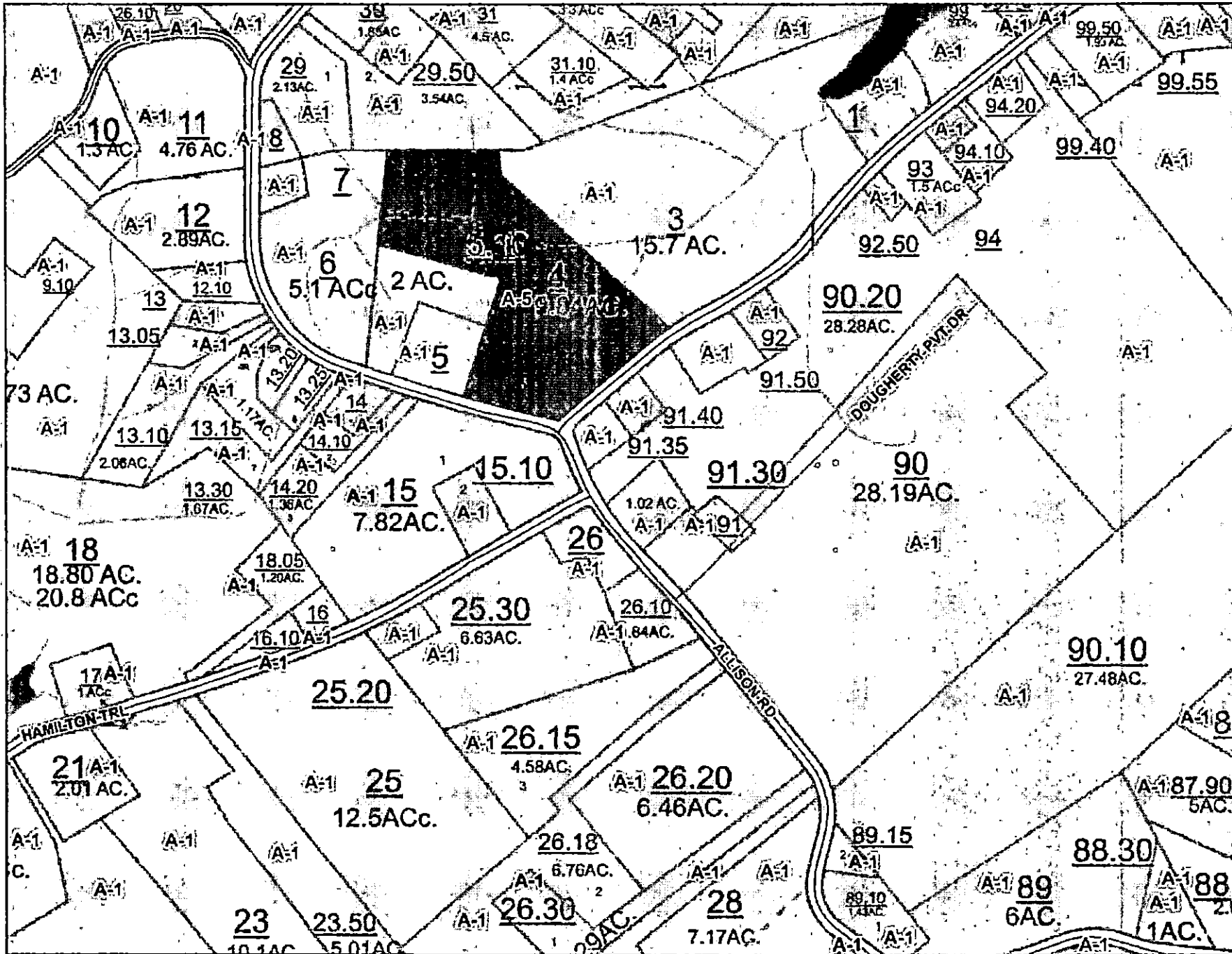


Sullivan County, TN  
 Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2007  
 0.2 FCT Area of Chronic Flood Hazard  
 Zone A - No Base Flood Elevation Determined  
 Zone A-1 Flood Hazard (Moderate to Severe)



205



Address Data Source  
 Sullivan County; Sull Co 911  
 Kingsport; Kpl GIS  
 Johnson City; JC GIS  
 Bristol; Bristol 911

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- ▲ 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



Sullivan County, TN  
 Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2007  
 2007 1% Annual Chance Flood Panel  
 Data As of Flood Insurance Database  
 Date of Flood Insurance Database



**PETITION TO SULLIVAN COUNTY FOR REZONING**

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

Date: 01-09-2024

Property Owner: AMA Industrial Services, LLC

Contact Agent: Bill Hall  
423-967-0227

Address: 3053 Hart Rd - Lebanon, OH 45036

Email: Billhall@btes-TV

Phone number: 513-838-3800

Email: andrea@amaservicesllc.com

**Property Identification**

Tax Map: 079	Group:	Parcel: 079 128.35	
Zoning Map: <u>16</u>	Zoning District: <u>B-3</u>	Proposed District: <u>M1</u>	Civil District: <u>18</u>
Property Location: <u>2017 Highway 75 South - Blountville, TN 37617</u>			Commission District: <u>7<sup>th</sup></u>
Purpose of Rezoning: <u>New business sales and store flammable products</u>			

**Meetings**

Planning Commission: Sullivan County  
Place: Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN

Date: 02-20-2024 Time: 6:00 PM

Approved:  Denied:

**County Commission:**

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

Date: 03-14-2024 Time: 6:00 PM

Approved:  APPROVED 22 YES, 2 ABSENT  
Denied:

**DEED RESTRICTIONS**

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

Owner's Signature: Andrea P. Roman  
Notary Public: Tina Rhodus

Date: 1/9/2024  
My Commission Expires: 9/8/2028



Tina Rhodus  
Notary Public, State of Ohio  
My Commission Expires  
September 08, 2028

# Agenda subject voting report

Meeting name

Sullivan County Work Session March 14, 2024...

3/14/2024

3.2 Rezoning request #2 and public hearing  
Vote

**Description**

Arc3 Gases, Inc c/o Bill Hall Agent – 2017 Highway 75 South, Blountville  
Commission District 7  
B-3 to M-1

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 6:09:19 PM  
**Voting stop time** 6:09:40 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

**Group voting result**

Group	Yes	Absent
No group	22	0
<b>Total result</b>	<b>22</b>	<b>0</b>

**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			

**F2. REZONING REQUEST FROM B-3 (GENERAL BUSINESS) TO M-1 (GENERAL MANUFACTURING)**

**FINDINGS OF FACT –**

**Landowner:** AMA Industrial Services, LLC  
**Applicants:** Andrea R N Licomomaco  
**Representative:** Bill Hall, agent  
**Location:** 2017 Highway 75 South, Blountville  
**Mailing Address of Owners:** 3053 Hart Road, Lebanon, OH  
**Civil district of rezoning:** 18<sup>th</sup>  
**Commission District of rezoning:** 7<sup>th</sup>  
**Parcel ID:** Tax Map 079, Parcel 128.35  
**Subdivision of Record:** Brooks Property Division, Plat book 49, Page 77, lot 1  
**PC1101 Growth Boundary:** Sullivan County Planned Growth Area  
**Existing Land Use of Lot:** Commercial building – vacant  
**Utility District:** Johnson City Public Water  
**Public Sewer:** Johnson City Public Sewer  
**Lot/Tract Acreage:** Lot 1 | .96 of an acre  
**Flood Plain:** n/a  
**Existing Zoning:** B-3  
**Surrounding Zoning:** B-3, M-1, A-1  
**Proposed Zoning Request:** M-1  
**Surrounding Land Uses:** General Business, Industrial Business Park, Open Space/Agricultural  
**2006 Land Use Plan:** General Manufacturing and Future Commercial Corridor  
**Neighborhood Opposition:** none

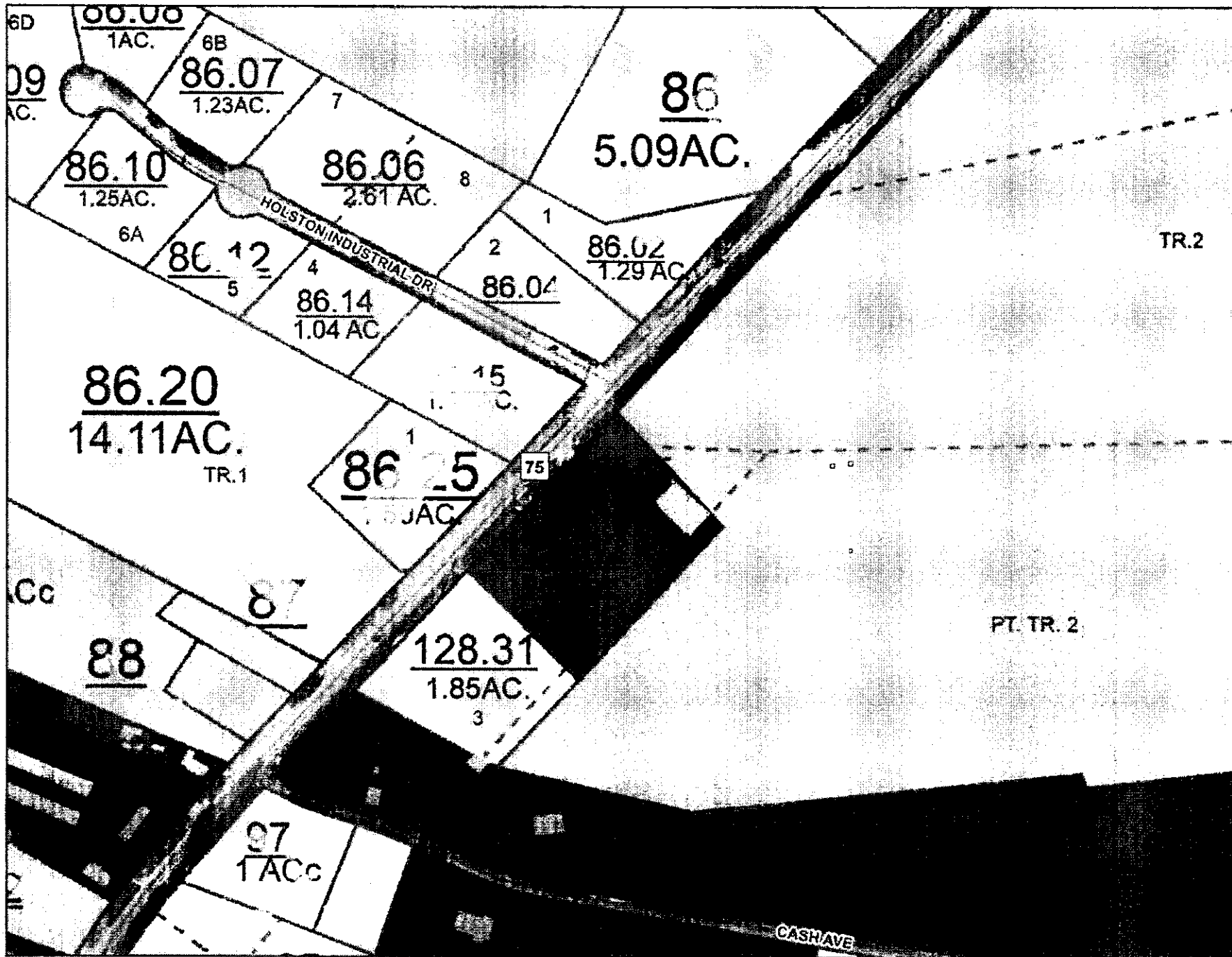
**Staff Field Notes and Findings of Facts:**

- The owner is requesting a rezoning of an existing commercial building and property to be rezoned from B-3 to M-1 so they can locate the AMA Industrial Services business on site.
- Staff recommends in favor of this request based upon the following:
  - The Land Use Plan General Manufacturing and Commercial Corridor Growth;
  - The surrounding lands uses are general retail, Industrial/Business Park and open space
  - Public utilities are available to support this use;

**Meeting Notes at Planning Commission:**

Staff read her report and findings.

- Bill Hall, Realtor/Agent was present to represent the request. David Shinault, representative from Arc3Gases Inc. was also present. Mr. Shinault stated that Arc3 Gases was a distributor of gases for medical and welding services. This will be their 60<sup>th</sup> location and it is a family-owned company since the 1940s.
- Ms. Brittenham stated she appreciates when our businesses work closely with our offices to get approvals. She motioned to send a favorable recommendation to the County Commission for the rezoning request. Mary Rouse seconded the motion and the vote in favor passed unanimously.



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

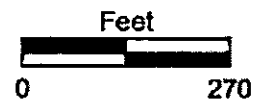
**Notice:**  
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- Buildings
- Lot Lines
- Parcel Lines (20220325)
- Current Zoning**
- A-1
- A-2
- A-5
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PBD-3
- PBD/SC
- PMD-1
- PMD-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water
- Hydrology

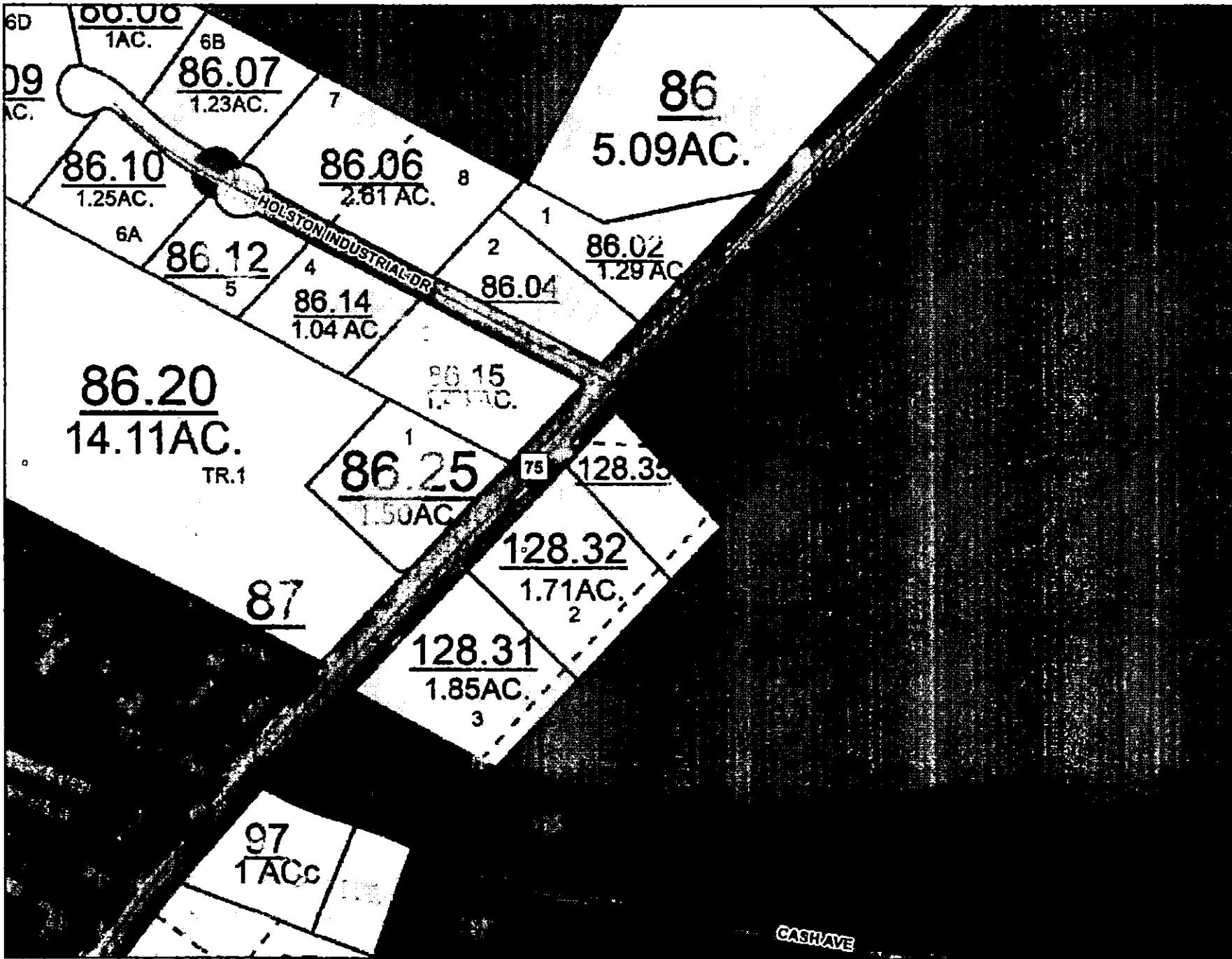


Sullivan County, TN  
 Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2007  
 C-2 PCF Annual Change Flood Hazard  
 Zone A - No Flood Insurance Requirement







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

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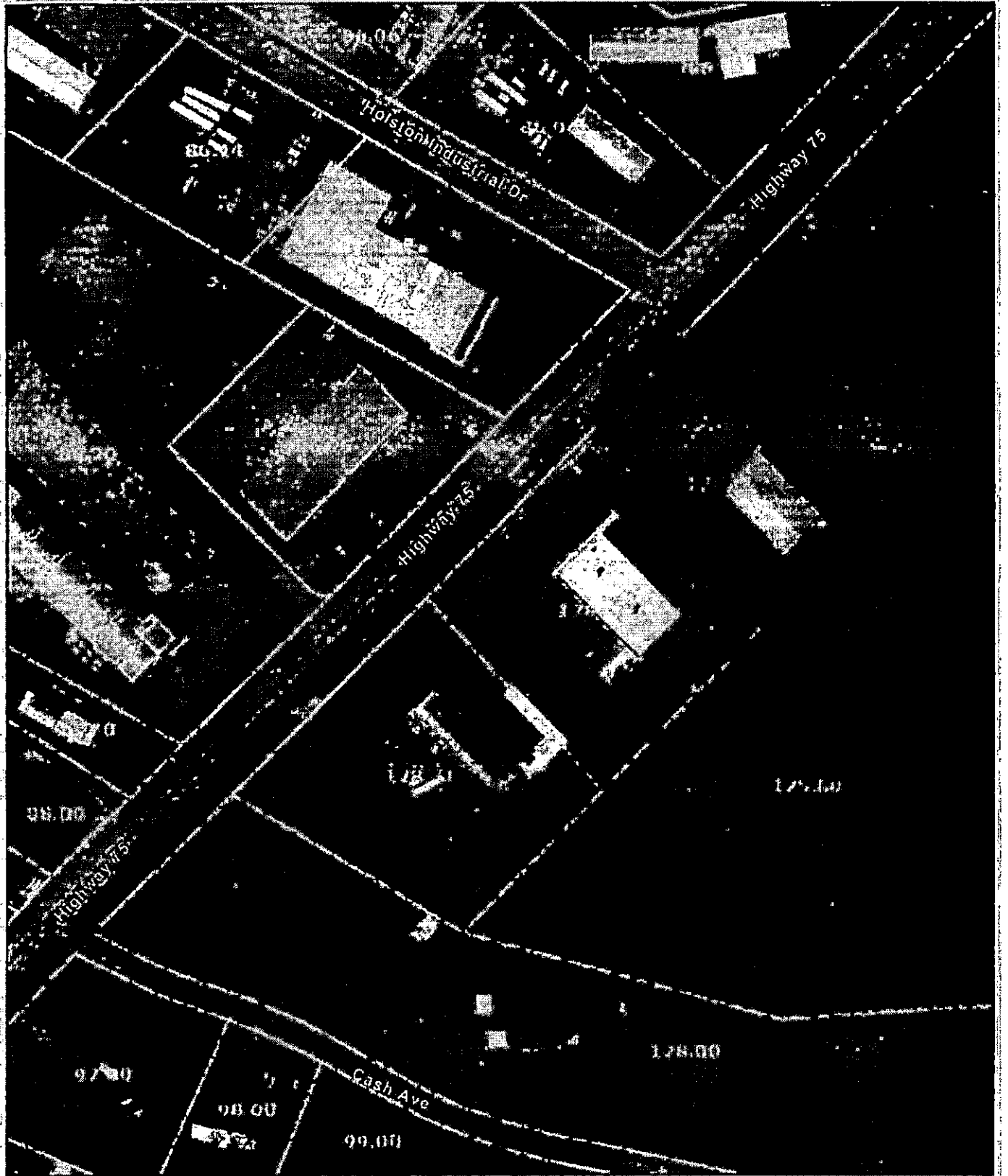
- Buildings
- Lot Lines
- Parcel Lines (20220325)
- Land Use Plan: 2006-2026**
- Ag / Single Fam Res
- Ag / Open Space
- Neighborhood Comm
- Blountville-Mixed Use
- General Commercial
- Commercial
- Corridor Commercial
- Manufac-Light Ind
- High Impact Use
- Plan Corridor
- Comm
- Plan General Comm
- Plan Manufac-Lt Ind
- Plan Manufac-Hvy Ind
- Plan Unit Devel
- Low Density Res
- Medium Density Res
- High Density Res
- Mobile Home Park
- Water
- Hydrology



Sullivan County, TN  
 Planning and Codes Dept.

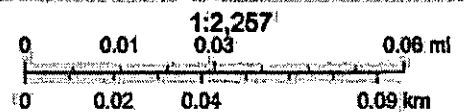
Flood Insurance Rate Map (FIRM) 2007  
 © 2007 Annual Change Flood Hazard  
 Zone A - No Base Flood Elevation Determined





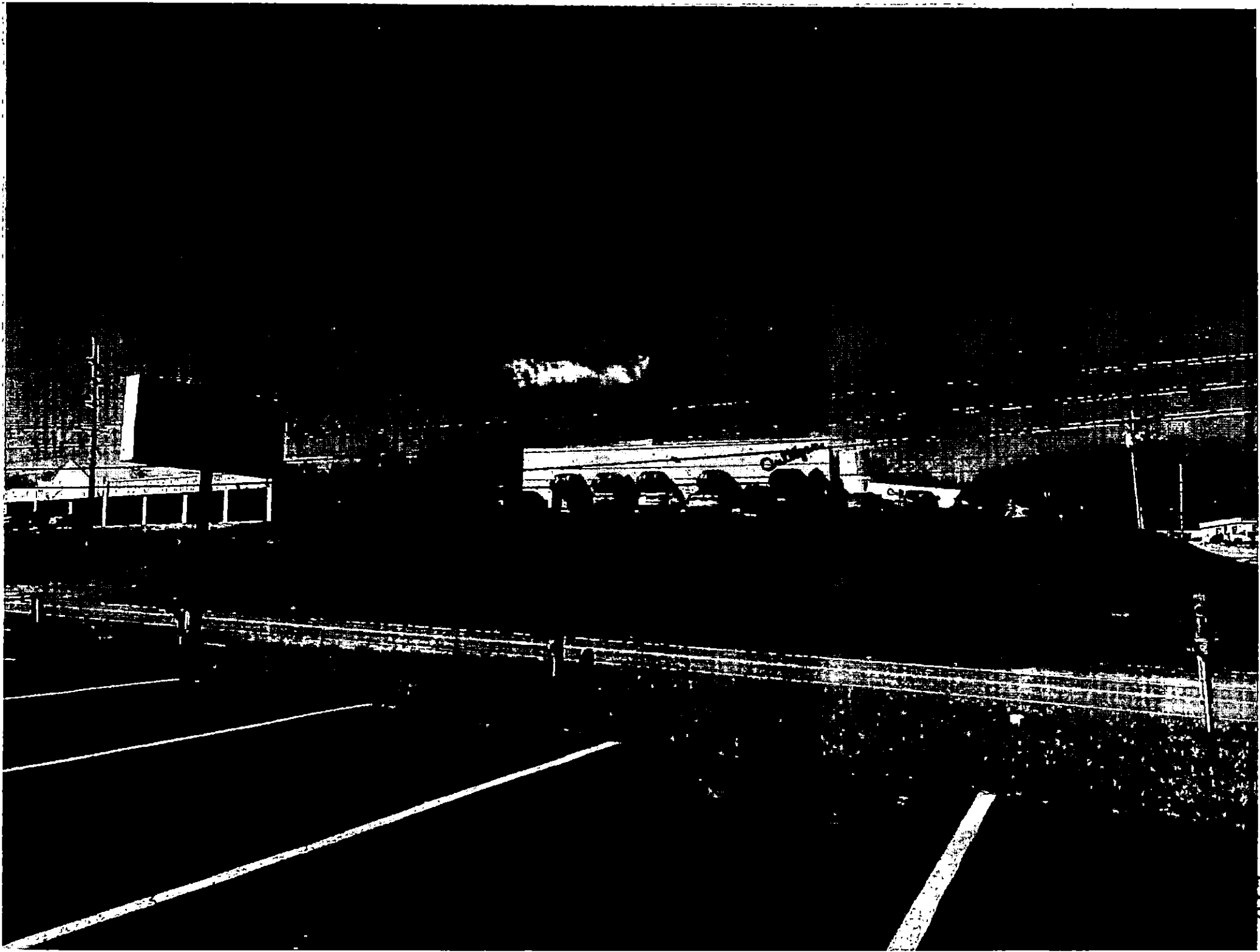
Date: February 15, 2024

County: Sullivan  
 Owner: AMA INDUSTRIAL SERVICES LTD  
 Address: HWY 75 2017  
 Parcel Number: 079 128.35  
 Deeded Acreage: 0.96  
 Calculated Acreage: 0  
 Date of TDOT Imagery: 2019  
 Date of Vexcel Imagery: 2023



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METU NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury

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 prepared  
for sale  
Call 413-243-4444

FOR SALE  
Call 413-243-4444

FOR SALE  
Call 413-243-4444

**Ambre Torbett**

**From:** Larry Magdovitz <Larry@harrimack.com>  
**Sent:** Friday, February 23, 2024 3:35 PM  
**To:** William Hall  
**Cc:** Eric Fleming; Ambre Torbett  
**Subject:** \*\*EXTERNAL\*\*RE: 2017 Hwy 75 Blountville, TN

You don't often get email from larry@harrimack.com. [Learn why this is important](#)

Thanks Bill, I looked at Arc3's website and they look like a good company. I googled it as well looking for any explosions related to Arc3 and didn't find any of those either. I wouldn't have any objection to them being next door to the Dollar General.

Sincerely,  
 Larry Magdovitz

Lawrence M. "Larry" Magdovitz, II, J.D., LL.M, CPM  
 1005 Cordova Station Ave  
 Cordova, TN 38018  
 (901) 737-0500 ext 201  
 (901) 737-1604 (fax)  
[larry@harrimack.com](mailto:larry@harrimack.com)

**HARRIMACK LLC**  
 COMMERCIAL PROPERTY MANAGEMENT

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**From:** William Hall <wrh4883@icloud.com>  
**Sent:** Friday, February 23, 2024 12:57 PM  
**To:** Larry Magdovitz <Larry@harrimack.com>  
**Cc:** Eric Fleming <Eric@harrimack.com>; [planning@sullivancountyttn.gov](mailto:planning@sullivancountyttn.gov)  
**Subject:** Re: 2017 Hwy 75 Blountville, TN

Larry, I will be glad to talk with you. I'm attaching the company's website to give you additional information. This is family owned company with almost 60 locations. They have been in business 90+ years. Please call after you review their website, if you have further questions. I can also refer you to one of their representatives if I can't answer your questions.

Arc3 Gases  
arc3gases.com



Thanks,  
Bill Hall  
Earl Webb Real Estate, Inc.  
190 Bluff City Hwy  
Bristol, TN 37620  
423-764-4114 (work)  
423-967-0227 (mobile)

On Feb 23, 2024, at 12:32 PM, Larry Magdovitz <[Larry@harrimack.com](mailto:Larry@harrimack.com)> wrote:

Dear Bill,

I got your information from Ambre Torbett at Sullivan County Planning & Codes. My company owns the Dollar General building adjacent to the AMA Industrial Services building. I wanted to get some more information about what the potential use of the building is if the rezoning is approved. Given what I have been told so far, we would have concerns about customer safety and fire risk to our building given the close proximity of the building and the fenced in area on the AMA property. If you would please give me a call I would appreciate it.

Sincerely,  
Larry Magdovitz

Lawrence M. "Larry" Magdovitz, II, J.D., LL.M, CPM  
1005 Cordova Station Ave  
Cordova, TN 38018  
(901) 737-0500 ext 201  
(901) 737-1604 (fax)  
[larry@harrimack.com](mailto:larry@harrimack.com)

<image001.jpg>

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=

**TEXT AMENDMENT PROCESS AND CHECKLIST:**

Date: 1/30/2024

Article Reference (Pg #): 3-103.6

Existing Zoning Resolution Text:

include Table 103C

Proposed Zoning Resolution Text Amendment:

delete table 103C and replace with 5% lot coverage

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

(see public comments and minutes)

Initiated by:

Planning Director  staff & County Commissioners

Sullivan County Regional Planning Commission

Landowner/Developer

**Review and Recommendation Timeline:**

Public Review	Date	Recommendation	Vote Tally
Initial Discussion by SCRPC	12/19/2023	study/review	<input checked="" type="checkbox"/>
2 <sup>nd</sup> Review by SCRPC	1/30/2024	APPROVED	8 yes / 1 absent
Bristol Staff	1/31/2024	review	<input checked="" type="checkbox"/>
Bristol Regional PC	2/19/2024	unfavourable	8 no / 1 yes
Kingsport Staff	1/31/2024	review	<input checked="" type="checkbox"/>
Kingsport Regional PC	2/15/2024	favourable	7 yes / 0 no
Public Notice	2/2/2024		
County Commission Public Hearing	3/14/2024	APPROVED	15 YES, 7 NO, 2 ABSEN
If CC Denies/Remands back for further Study - repeat full public review process			

# Agenda subject voting report

Meeting name

Sullivan County Work Session March 14, 2024...

3/14/2024

3.3 Zoning Text Amendment and public hearing  
Vote

**Description**

Article III, 3-103.6 – Standards for Residential Accessory Structures

**Chairman**

Venable, Richard

**Total vote result**

**Voting start time** 6:49:19 PM  
**Voting stop time** 6:50:02 PM  
**Voting configuration** Vote  
**Voting mode** Open  
**Vote result**

Yes	15
Abstain	0
No	7
Total Present	22
Absent	2

**Group voting result**

Group	Yes	No	Absent
No group	15	7	0
<b>Total result</b>	<b>15</b>	<b>7</b>	<b>0</b>

**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			



Amendment by Commissioner Glover

March 14, 2024

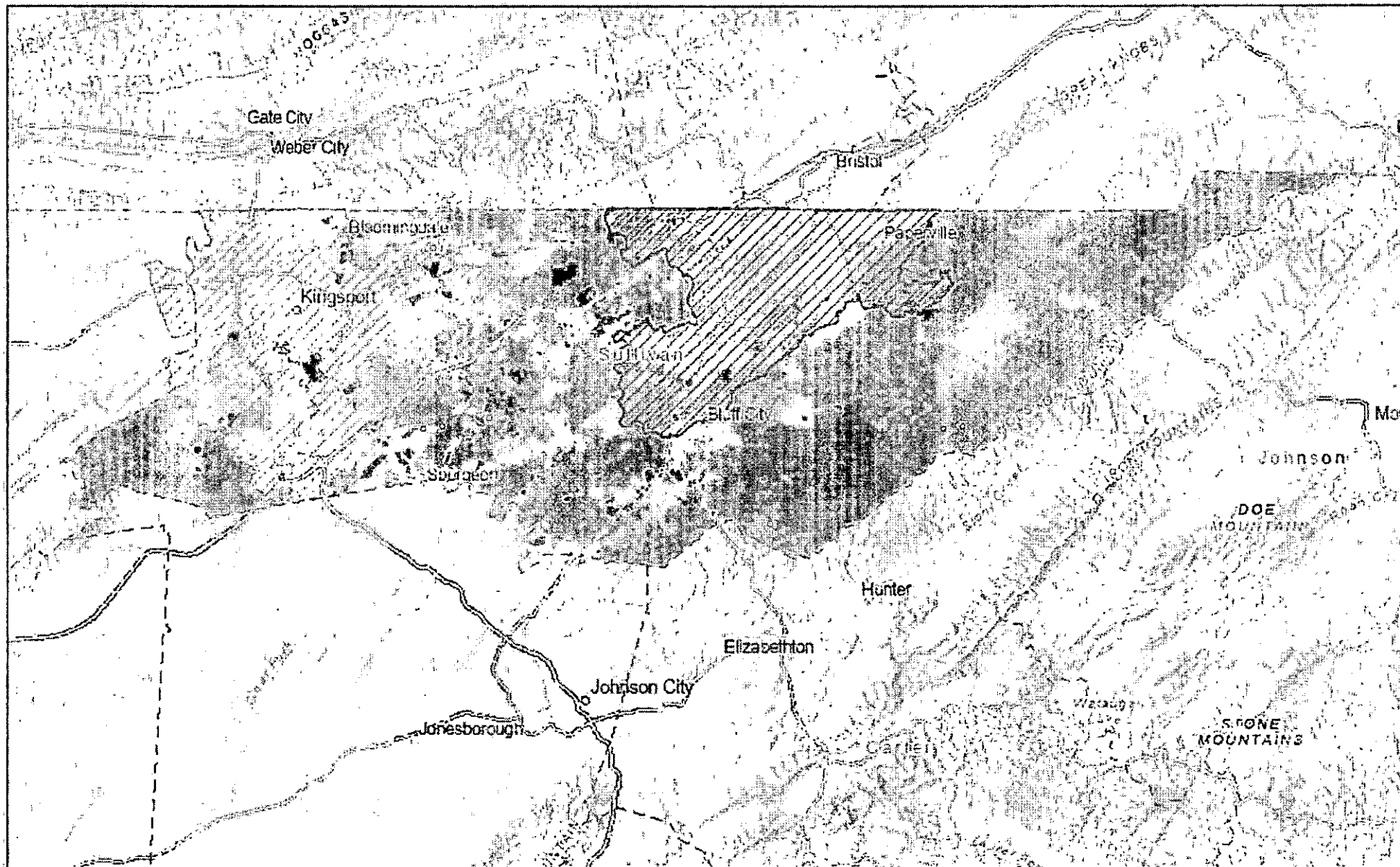
AMENDMENT TO SULLIVAN COUNTY ZONING RESOLUTION TEXT AMENDMENT TO READ AS FOLLOWS:

Eliminate 5% structure allowance and replace with <sup>100</sup>0% on properties of 1 acre or more, requiring that the property owner maintains minimum setback requirements. No signed affidavit declaring what is stored in agricultural structures shall be required for storage on property of 1 or more acres.

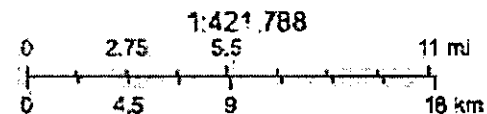
Withdrawn by Sponsor

1. Minimum Width or Depth - Yards having the minimum width or depth set forth for the various districts in TABLE 3-103B, shall be provided on all lots
2. Permitted Structures in Yards and Customary Residential Accessory Structures - In all agricultural and residential districts, the following shall not be considered obstructions when located within any yard except that these items shall comply with Subpart 3, of this section, (Obstructions Prohibited at Street Intersections).
  - a. In Any Yard:
    - ◆ Arbors and trellises not attached to the principal structure or accessory structure.
    - ◆ Driveways subject to other specific provisions of this resolution related directly thereto.
    - ◆ Flagpoles having only one structural ground member.
    - ◆ Fountains.
    - ◆ Mailboxes.
    - ◆ Open terraces, including natural plant landscaping, not including decks (decks are subject to principal structure setbacks).
    - ◆ Pet enclosures less than one hundred (100) square feet.
    - ◆ Sculpture or other similar objects of art, which do not advertise any business or service.
    - ◆ Street furniture such as, but not limited to, benches, drinking fountains, trash receptacles, ashtrays, or light standards.
    - ◆ Vehicular parking areas, unless, otherwise, specifically prohibited by applicable sections of this resolution.
    - ◆ Vents necessary for use of fallout shelters constructed below grade of such yards but excluding all other parts of such shelters.
    - ◆ Privacy walls, or fences not exceeding eight (8) feet in height measured from finish grade level and not roofed or structurally part of a building. *(amended 09.15.2022)*
  - b. In Any Rear Yard: - There shall be a minimum setback requirement of (8) eight feet for all detached accessory structures including those that do not require a building permit such as:
    - ◆ Clothes Poles or clotheslines.
    - ◆ Private playground sets, swings/Recreational equipment.
    - ◆ Small sheds or dog kennels
  - c. Customary Residential Accessory Structures provided such structures comply with the following criteria:
    - i. Structures placed in the rear yard behind the principal structure shall be setback a minimum of (8) eight feet from the sides and rear property line to avoid any utility and drainage easements (refer to survey or plat).
    - ii. Structures placed in the side yard, (to the side of the residence) shall meet the minimum principal building setback requirements for that particular zone in order to avoid any utility and drainage easements and to allow proper separation between neighboring structures.
    - iii. If in the opinion of the Building Commissioner the structure cannot be located in the rear or side yards due to topographical constraints pursuant to Article XII, the Building Commissioner may allow such structure to be placed in the front yard with minimum building setbacks applicable for that particular zone, as required for the principal structure.
    - iv. The total maximum area coverage of all residential accessory structures cannot exceed five (5%) percent of the total parcel (lot/tract) acreage, ~~or exceed the maximum total building footprint area of structure(s) by zoning district. (See Table 3-103C herein); whichever is less.~~
    - v. Prior to issuance of a permit, the property owner shall sign a statement affirming that the use of such structure is and will remain in compliance with the applicable zone.
    - vi. All structures less than 120 square feet and not having a fixed base to the ground shall require no permit but shall adhere to the minimum setbacks and location as required above *(amended on 12/19/2011 to comply with the 2006 IRC).*
    - vii. All structures, regardless of size or permit requirement, shall conform to the above setback and use restrictions.
    - viii. For Planned Developments such as: patio homes, condominium, townhouse, mobile home park, apartment complexes, campgrounds and cabin developments, see Supplemental Regulations by district.

# Zoning Map for Sullivan County, Tennessee



1/29/2024



Esri, NASA, NGA, USGS, Esri, Trimble, Garmin, Caterpillar, FAO, MET, NASA, USGS, EPA, NOAA, USFWS

3-103.6

- c. Customary Residential Accessory Structures provided such structures comply with the following criteria:
- i. Structures placed in the rear yard behind the principal structure shall be setback a minimum of (8) eight feet from the sides and rear property line to avoid any utility and drainage easements (refer to survey or plat).
  - ii. Structures placed in the side yard, (to the side of the residence) shall meet the minimum principal building setback requirements for that particular zone in order to avoid any utility and drainage easements and to allow proper separation between neighboring structures.
  - iii. If in the opinion of the Building Commissioner the structure cannot be located in the rear or side yards due to topographical constraints pursuant to Article XII, the Building Commissioner may allow such structure to be placed in the front yard with minimum building setbacks applicable for that particular zone, as required for the principal structure.
  - iv. The total maximum area coverage of all residential accessory structures cannot exceed five (5%) percent of the total parcel (lot/tract) acreage, or exceed the maximum total building footprint area of structure(s) by zoning district. (See Table 3-103C herein), whichever is less.
  - v. Prior to issuance of a permit, the property owner shall sign a statement affirming that the use of such structure is and will remain in compliance with the applicable zone.
  - vi. All structures less than 120 square feet and not having a fixed base to the ground shall require no permit but shall adhere to the minimum setbacks and location as required above. (amended on 12/19/2011 to comply with the 2006 IRC).
  - vii. All structures, regardless of size or permit requirement, shall conform to the above setback and use restrictions.
  - viii. For Planned Developments such as: patio homes, condominium, townhouse, mobile home park, apartment complexes, campgrounds and cabin developments, see Supplemental Regulations by district.

Meeting Notes at Planning Commission:

- Staff shared the background report and discussed the need to change this zoning regulation by changing it to 5% of lot/tract size to ensure buildings are proportional to the land rather than restricted by zoning district. Discussion followed regarding the changes and how the county's needs have changed. Staff opined that since the pandemic more folks own RVs and boats than ever before, thus the influx of site plans for RV Storage Lots and larger garages. Dr. Rouse stated that the Zoning Code is a living document and must keep up with the changes of our community. Discussion continued regarding the changes as presented and the public comment from Commissioner Vanover in the beginning of the meeting.
- Mary Rouse motioned to send a favorable recommendation onto the County Commission.
- Steven Hobbs seconded the motion and the vote in favor of the motion to support the text amendment, passed unanimously.

**Ambre Torbett**

**From:** McMurray, Jessica <JessicaMcMurray@KingsportTN.gov>  
**Sent:** Friday, February 16, 2024 10:48 AM  
**To:** Ambre Torbett  
**Cc:** Luke Meade; Weems, Ken  
**Subject:** \*\*EXTERNAL\*\*RE: EXTERNAL: Amendment to the Sullivan County Zoning Resolution on Residential Accessory Structures - 3-103 - 5% of acreage

Ambre,

The Kingsport Planning Commission voted 7-0 to send a positive recommendation to the Sullivan County Commission in support of the Amendment to the Sullivan County Zoning Resolution on Residential Accessory Structures - 3-103 - 5% of acreage.

Thanks,

**Jessica McMurray**  
 Development Coordinator  
 City of Kingsport  
 P: 423-224-2482  
 C: 423-430-0126  
[jessicamcmurray@kingsporttn.gov](mailto:jessicamcmurray@kingsporttn.gov)



**KINGSPORT**  
 TENNESSEE  
 415 Broad Street  
 Kingsport, TN 37660  
[www.kingsporttn.gov](http://www.kingsporttn.gov)

**From:** Ambre Torbett [mailto:planning@sullivancountytn.gov]  
**Sent:** Wednesday, January 31, 2024 11:12 AM  
**To:** Cherith Young; Heather Moore (hmoore@bristoltn.org); Weems, Ken; McMurray, Jessica  
**Cc:** Luke Meade  
**Subject:** EXTERNAL: Amendment to the Sullivan County Zoning Resolution on Residential Accessory Structures - 3-103 - 5% of acreage

**CAUTION: This email originated from outside of the city. DO NOT click links or open attachments unless you recognize and/or trust the sender. Contact the IT Dept with any questions or concerns.**

Good morning fellow planners,

The Sullivan County Board of County Commissioners has requested staff to study the zoning regulations regarding the total square footage allowance for residential accessory structures. Several commissioners wanted to see more flexibility and square footage for larger tracts.

The Sullivan County Regional Planning Commission met last night (rescheduled meeting due to snow day on January 16<sup>th</sup>) and unanimously approved this minor text amendment to the Zoning Resolution regarding residential accessory structure regulations. This will thus delete the table entirely and use a 5% coverage of detached residential accessory structures (total of all structures if more than one) per the total land area.

For example: a 20,000 square foot lot (minimum lot on septic per TDEC) which is the minimum in R-1 and higher would allow a total square footage of 1,000

For a typical one acre lot (43,560 sq. ft) that would equate to 2178 square feet.

For a 5-acre tract this would allow up to a total of 10,000 square feet. Keep in mind, such a large tract might include a guest house, garage, carport, pool house, storage building.

However, most of our undeveloped parcels are much larger tracts. This amendment will not override the supplemental regulations for planned developments such as condos, townhouses, apartments, mobile home parks and campground/cabin developments. This regulation serves only single family residential.

Table 3-103C was added in 2020 and updated in 2022. Prior to Table 3-103C, the standard was a maximum of 2,000 square feet total for all parcels regardless of zoning district. The "one size fits all" had not met the needs of our rural residents. The Table was included to break it down by zoning district. The flaw in the table is that most of the county is zoned A-1 with varying lot sizes. This resulted in many requests for rezonings.

The county is experiencing "growing pains" with folks wanting larger tracts and to have more options to build garages and such. In the 1980s when zoning was adopted, the need for storing boats and RVs was not common. Post COVID, more folks have boats and RVs now and traditional two-bay garages are not enough. The county has approved many RV storage facilities in the last 5 years, more than ever before, to address these issues.

Please add this amendment to your upcoming Planning Commission meetings for PC review and hopefully recommendation.

Thank you so very much,

**Ambre M. Torbett, AICP**

*Director of Planning & Community Development*

*Stormwater Administrator*

Sullivan County, Tennessee

Planning & Codes Department

3425 Hwy 126 | Historic Snow House

Blountville, TN 37617

Desk: 423.279.2603 | Main: 423.323.6440

**Ambre Torbett**

---

**From:** Heather Moore <hmoore@bristoltn.org>  
**Sent:** Wednesday, February 21, 2024 1:39 PM  
**To:** Ambre Torbett  
**Cc:** Cherith Young  
**Subject:** \*\*EXTERNAL\*\*Bristol Planning Commission recommendation to Sullivan County Commission - SCZR residential accessory structure text amendment  
**Attachments:** Staff recommendation packet 2.19.24 Bristol PC.pdf

Good afternoon, Ambre. Bristol Municipal Regional Planning Commission reviewed the proposed Sullivan County residential accessory structure text amendment during their February 19, 2024 meeting. After discussion, they voted (8-1) to send an unfavorable recommendation to the Sullivan County Commission.

The staff recommendation 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) <<mailto:hmoore@bristoltn.org>>

Office: 423-989-5549

Fax: 423-989-5717

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## MEMO

**To:** Bristol Tennessee Municipal-Regional Planning Commission  
**From:** Heather Moore  
**Date:** February 18, 2024  
**Subject:** Residential Accessory Structure text amendment to Sullivan County Zoning Resolution

## BACKGROUND

On January 30, 2024, the Sullivan County Regional Planning Commission voted to forward a positive recommendation to the Sullivan County Commission for the attached text amendment to *Section 3-103.6 Yard Regulations of the Sullivan County Zoning Resolution*. This will amend standards for residential accessory structures.

The Bristol Municipal-Regional Planning Commission must make a recommendation on the proposed text amendment because it will affect property located within the city's Urban Growth Boundary. The recommendation will be forwarded to the Sullivan County Commission for final action on March 14, 2024. Draft minutes from the January 2024 Sullivan County Planning Commission meeting are included.

Ambre Torbett explained the impetus for the amendment is the regularity at which county residents desire larger tracts of land with more space to build garages and accessory structures. In the 1980s, when county zoning was adopted, the need for storing boats and RVs was not as common. Post-COVID, more people have boats and RVs now and traditional two-bay garages don't always provide the desired storage space. The county has approved many RV storage facilities in the last 5 years, more than ever before, to address these issues. Bristol staff has noted at least two occasions in the past five years in which we have processed an application within the Urban Growth Boundary for a rezoning request to an A-5 district specifically to accommodate more or larger accessory structures.

The Bristol Planning Commission has previously reviewed and recommended revisions related to this topic, in 2020 and 2022. The most significant action occurred in 2020 and was in conjunction with the creation of the A-5 (Large Tract Rural Residential and General Agricultural District) zone. The 2020 amendment established *Table 3-103C Regulations for Detached Residential Accessory Structures by District*. Before the creation of *Table 3-103C*, the standard was a maximum of 2,000 square feet total for all parcels regardless of zoning district. *Table 3-103C* was introduced in the Zoning Resolution to provide metrics per zoning district. The 2,000 square-foot cap for all residential districts was reduced to 1,000 square feet in residential zones, and a range from 2,400-3,000 square feet was introduced in the agricultural zones.

The 2022 amendment changed amended terms in the Zoning Resolution to replace "total square footage" with "area coverage" and "building footprint" in the measurement of detached residential accessory structures (and updated corresponding *Table 3-103C*). As explained at the time, this was to clarify that footprint area was applicable in the measurement of detached structures rather than total square footage. Total square footage could penalize property owners with detached structures with multiple floors or finished attics if the "total area" was used as the applicable metric.



## PROPOSAL

The current proposal was requested by the Sullivan County Commission to provide more flexibility and square footage for residential accessory structures on larger tracts. The resulting edits provide for the deletion of Table 3-103C and introduce a 5% coverage allowance for detached residential accessory structures (total of all structures if more than one) per the total land area to apply across all residential and agricultural zones. The amendment will not override the supplemental regulations for planned developments such as condos, townhouses, apartments, mobile home parks and campground/cabin developments. This regulation serves only single-family residential.

Sullivan County staff provided examples in the attached email that for a 5-acre tract this would allow up to a total of 10,000 square feet. Such a large tract might include a guest house, garage, carport, pool house, and storage building, and the 10,000 square feet would be divided among these detached structures as desired by the property owner. A typical one-acre lot (43,560 square feet) would allow 2,178 square feet in allowance for detached structures. A 20,000-square-foot lot (the minimum lot size in the R-1 zone and minimum lot allowed on a septic system per TDEC) would allow the total square footage for detached accessory structures of 1,000 square feet.

The City of Bristol Zoning Ordinance's residential accessory structure standards do not provide a maximum size in terms of square feet, but they must be subordinate in size and use to the primary residential structure. Size maximum is measured in percentage terms; the accessory structure may cover up to 25% of the affected required side yard and rear yard area, provided that the district "maximum lot coverage", which is assigned per zoning district, is not exceeded.

Staff sees no conflict with the Zoning Resolution update and supports these revisions as they provide more opportunity and flexibility based on parcel size. Ms. Torbett plans to attend the Planning Commission meeting on February 19<sup>th</sup> to answer questions related to the proposed ordinance.

## STAFF RECOMMENDATION

Staff recommends that the Bristol Tennessee Municipal-Regional Planning Commission forward a favorable recommendation to the Sullivan County Commission for the approval of this text amendment.

## REVIEW/APPROVAL PROCESS – NEXT STEPS

Staff will communicate the Bristol-Municipal Regional Planning Commission's recommendation to the Sullivan County Commission. The Sullivan County Commission is scheduled to hear this request on March 14, 2024, at 6 p.m.



Heather Moore, AICP  
Land Use Planner

# Sullivan County Zoning Resolution Residential Accessory Structure Code

## Original Text: 1988

### Article: 202 – Definition

Accessory Use or Accessory Structure. A use or structure incidental and subordinate to the main use of the property and located on the same lot as the main use.

Article 603: Customary accessory buildings or structures, provided they are located in the rear yard and not closer than five feet to any lot line.

## Amended Code: 2004 (original code was updated using State Model Ordinance)

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

- i. Structures placed in the rear yard behind the principal structure shall be setback a minimum of (8) eight feet from the sides and rear property line to avoid any utility and drainage easements (refer to survey or plat).
- ii. Structures placed in the side yard shall meet the minimum principal building setback requirements for that particular zone.
- iii. If in the opinion of the Building Commissioner the structure cannot be located in the rear or side yards due to topographical constraints pursuant to Article XII, the Building Commissioner may allow such structure to be placed in the front yard with minimum building setbacks applicable for that particular zone, as required for the principal structure.
- iv. All customary residential accessory structures located in the front, side or rear yard shall not be larger in area (total square footage) than the outside perimeter (footprint) of the principal structure.
- v. The total area of all accessory structures shall not exceed (10%) ten percent of the total area of the property.
- vi. Prior to issuance of a permit, the property owner shall sign a statement affirming that the use of such structure is and will remain in compliance with the applicable zone.
- vii. All structures less than 200 square feet and not having a fixed base to the ground require no permit.
- viii. All structures, regardless of size or permit requirement, shall conform to the above setback and use restrictions.

Accessory Use or Accessory Structure – Any use or structure in any zoning district, which meets the criteria set below:

- A. Accessory Use – A use that is necessary, customary, incidental and subordinate to the main use of the property and located on the same lot as the main use.
- B. Accessory Structure – A structure that is customarily designed and used as an accessory use; *excluding* singlewide mobile homes, tractor trailers, car trailers, buses, recreational vehicles, any other type of vehicle and the like.

## Amended Code: October 17, 2005

- i. The total maximum size of all accessory structures cannot exceed ten (10%) percent of the total parcel area or exceed 2000 square feet in total area; whichever is less (amended on August 15, 2005).

## Amended Code: December 19, 2011

All structures less than 120 square feet and not having a fixed base to the ground require no permit, shall adhere to the minimum setbacks and location as required above (amended on 12/19/2011 to comply with the 2006 IRC)

**Amended Code: 2020**

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

**TABLE 3-103C**

**REGULATIONS FOR DETACHED RESIDENTIAL ACCESSORY STRUCTURES BY DISTRICT**

District	Zoning District Name	Maximum Total Square Footage for Detached Accessory Buildings	%
A-5	Agricultural/Large Tract Residential	3000	10%
A-2	Rural Estate Residential	2600	10%
A-1	Rural Residential	2400 if on lots 1 acre or larger and 1500 if less than an acre	10%
AR	Rural Single Family / Outdoor recreational	2000 if for individual single-family lot 1 acre or larger or SUP regs for campground developments subject to PC approval	10%
R-1	Low Density/Single Family Subdivision	1200	10%
R-2	Medium Density/Singlewide	1000	10%
R-2A	Medium Density/Duplex/Single Family	1000	10%
R-3	High Density/Mobile Home Park	1000 for single-family * See Mobile Home Park Standards	10%
R-3A	High Density/Apartments	800 for single-family and only one accessory storage building for apartment complex at 1000 max	10%
R-3B	High Density/Condos	800 for single-family detached or 1000 max for HOA – one only	10%
PUD	Planned Development	800 for single-family detached or 1000 max for HOA – one only	10%

(Table 3-103C was added on February 20, 2020)

**Amended Code: October 20, 2022 (When Appendix D was amended to include A-RV and RRC districts)**

- c. Customary Residential Accessory Structures provided such structures comply with the following criteria:
- i. Structures placed in the rear yard behind the principal structure shall be setback a minimum of (8) eight feet from the sides and rear property line to avoid any utility and drainage easements (refer to survey or plat).
  - ii. Structures placed in the side yard shall meet the minimum principal building setback requirements for that particular zone.
  - iii. If in the opinion of the Building Commissioner the structure cannot be located in the rear or side yards due to topographical constraints pursuant to Article XII, the Building Commissioner may allow such structure to be placed in the front yard with minimum building setbacks applicable for that particular zone, as required for the principal structure.
  - iv. The total maximum area coverage of all accessory structures cannot exceed ten (10%) percent of the total parcel area or exceed the maximum total building footprint area of structure(s) by zoning district. (See Table 3-103C herein); whichever is less. (amended 05/19/2022)
  - v. Prior to issuance of a permit, the property owner shall sign a statement affirming that the use of such structure is and will remain in compliance with the applicable zone.
  - iv. All structures less than 120 square feet and not having a fixed base to the ground shall require no permit but shall adhere to the minimum setbacks and location as required above (amended on 12/19/2011 to comply with the 2006 IRC).
  - vii. All structures, regardless of size or permit requirement, shall conform to the above setback and use restrictions.

**TABLE 3-103C**

**REGULATIONS FOR DETACHED RESIDENTIAL ACCESSORY STRUCTURES BY DISTRICT**

District	Zoning District Name	Maximum Total Building Footprint Area	Maximum Area Coverage
A-5	Agricultural/Large Tract Residential	3000	10%
A-2	Rural Estate Residential	2600	10%
A-1	Rural Residential	2400 if on lots 1 acre or larger and 1500 if less than an acre	10%
AR and A-RV RR-C	Rural Single Family / Outdoor recreational / Camping/Cabin Developments	2000 if for individual single-family lot 1 acre or larger, or *SUP regs for campground developments subject to PC approval	10%
R-1	Low Density/Single Family Subdivision	1200	10%
R-2	Medium Density/Singlewide	1000	10%
R-2A	Medium Density/Duplex/Single Family	1000	10%
R-3	High Density/Mobile Home Park	1000 for single-family lot *See Mobile Home Park Standards	10%
R-3A	High Density/Apartments	800 for single-family and only one accessory storage building for apartment complex at 1000 max	10%
R-3B	High Density/Condos	800 for single-family detached or 1000 max for HOA – one only	10%
PUD	Planned Development/Overlay District	800 for single-family detached or 1000 max for HOA – one only	10%

(Table 3-103C was added on 02/20/2020 & amended 10/20/2022)

**Proposed amendment: 2024 (Delete Table 3-103C and amend 10% to 5% lot****coverage**

- c. **Customary Residential Accessory Structures** provided such structures comply with the following criteria:
- i. Structures placed in the rear yard behind the principal structure shall be setback a minimum of (8) eight feet from the sides and rear property line to avoid any utility and drainage easements (refer to survey or plat).
  - ii. Structures placed in the side yard, (to the side of the residence) shall meet the minimum principal building setback requirements for that particular zone in order to avoid any utility and drainage easements and to allow proper separation between neighboring structures.
  - iii. If in the opinion of the Building Commissioner the structure cannot be located in the rear or side yards due to topographical constraints pursuant to Article XII, the Building Commissioner may allow such structure to be placed in the front yard with minimum building setbacks applicable for that particular zone, as required for the principal structure.
  - iv. The total maximum area coverage of all residential accessory structures cannot exceed five (5%) percent of the total parcel (lot/tract) acreage. ~~or exceed the maximum total building footprint area of structure(s) by zoning district. (See Table 3-103C herein); whichever is less.~~
  - v. Prior to issuance of a permit, the property owner shall sign a statement affirming that the use of such structure is and will remain in compliance with the applicable zone.
  - vi. All structures less than 120 square feet and not having a fixed base to the ground shall require no permit but shall adhere to the minimum setbacks and location as required above *(amended on 12/19/2011 to comply with the 2006 IRC).*
  - vii. All structures, regardless of size or permit requirement, shall conform to the above setback and use restrictions.
  - viii. For Planned Developments such as: patio homes, condominium, townhouse, mobile home park, apartment complexes, campgrounds, and cabin developments, see Supplemental Regulations by district.

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

**PROPOSED RESOLUTIONS**

March 21, 2024

**OLD BUSINESS**

Item 1 Resolution No. 2024-02-13

Sponsors: King/Crosswhite

**RESOLUTION TO APPROVE THE USE OF ACCUMULATED UNUSED SICK LEAVE TOWARDS YEARS OF SERVICE FOR THE PURPOSE OF QUALIFYING FOR RETIREMENT BENEFITS PROVIDED BY SULLIVAN COUNTY.**

**NEWS BUSINESS**

Item 2 Resolution No. 2024-03-02

Sponsors: Stidham/Ward

**RESOLUTION TO AMEND THE SULLIVAN COUNTY HIGHWAY BUDGET BY TRANSFERRING \$100,000 FROM ACCOUNTS WITH AVAILABLE FUNDS TO AREAS OF APPROPRIATIONS WHERE FUNDS ARE MOST NEEDED.**

Item 3 Resolution No. 2024-03-03

Sponsors: Crosswhite/Vanover

**RESOLUTION to APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE FOR THE PURCHASE OF SAFETY EQUIPMENT IN THE FORM OF AN EMERGENCY ALERT SYSTEM.**

Item 4 Resolution 2024-03-04

Sponsors: Crosswhite/Vanover

**RESOLUTION to APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE FOR THE CONTINGENCY FEES BUDGETED WITH ESSER 3.0 PROJECTS.**

Item 5 Resolution 2024-03-05

Sponsors: Cole/Crosswhite

**RESOLUTION TO APPROVE VACATING AND QUITCLAIMING RIGHT-OF-WAY TO BRIAN KENDRICK, RONDAKD KENDRICK, AND LONG FAMILY TRUST FOR THE AREA IDENTIFIED AS THE CRUSSELL-KENDRICK SIDE ROAD, LOCATED BETWEEN THEIR PROPERTIES.**



Item 6 Resolution 2024-03-06

Sponsors: King/

**RESOLUTION TO APPROVE TRANSFER OF PROPERTY LOCATED AT 3281 ROCKY SPRINGS ROAD, MORE PARTICULARLY DESCRIBED AS TAX MAP 123, PARCEL 94, FORMERLY KNOWN AS ROCKY SPRINGS RURITAN CLUB TO PINEY FLATS VOLUNTEER FIRE DEPARTMENT.**

Item 7 Resolution 2024-03-07

Sponsors: Harvey/Stidham

**A RESOLUTION TO REQUEST THE CHAIRMAN OF THE SULLIVAN COUNTY COMMISSION DESIGNATE THE ASSISTANT TO THE COMMISSION AS THE PARTY RESPONSIBLE FOR CONFIRMING WHETHER CANDIDATES FOR ELECTION AS CONSTABLE BY THE SULLIVAN COUNTY COMMISSION WHEN VACANCIES OCCUR IS QUALIFIED UNDER THE REQUIRMENTS OF IN STATE LAW**

Item 8 Resolutrion 2024-03-08

Sponsors: Jones/Hayes

**A RESOLUTION TO APPROVE USE OF \$80,000 OF REVENUES GENERATED BY OBSERVATON KNOB PARK FOR CAPITAL IMPROVEMENTS TO THE PARK.**

Item 9 Resolution 2024-03-09

Sponsors: Locke/Ward

**A RESOLUTION TO NAME SULLIVAN COUNTY EMS STATION #6 IN HONOR OF JOHN HUBBARD AND HALE COLE.**

Item 10 Resolution 2024-03-10

Sponsors:

**A RESOLUTION AUTHORIZING SOUTH HOLSTON RURITAN CLUB TO SEEK AMENDMENT TO AN AGREEMENT WITH TVA IN ORDER TO IMPROVE BALL FIELDS ON TVA PROPERTY ON SOUTH HOLSTON LAKE IDENTIFIED AS TRACT NO. XTSH-33RE AND BEING USED BY SOUTH HOLSTON RURITAN FOR COMMUNITY PURPOSES.**

Item 11 Resolution 2024-03-11

Sponsors: Locke/

**A RESOLUTION TO ADOPT THE HOME IMPROVEMENT LAW PURSUANT TO T.C.A. 62-6-516 (FORMERLY 62-37-126) REQUIRING A HOME IMPROVEMENT LICENSE FOR CERTAIN REMODELING PROJECTS WHEN THE COST IS \$3,000 TO \$24,999 (WORK DONE BY HOMEOWNERS IS EXEMPT).**

Item 12 Resolution 2024-03-12

Sponsors: Glover/Vanover

**RESOLUTION to amend the Sullivan County Solid Waste Fund for the 2024 fiscal year to reflect the funds related to the Tire Tax Collections and appropriations.**



Item 13            Resolution 2024-03-13

Sponsors: Stidham/Leonard

**RESOLUTION to Accept and Appropriate Funds to the Sullivan County Sheriff's Office from the State of Tennessee, Department of Commerce and Insurance, to help local law enforcement agencies with tuition assistance, training, and professional development expenses.**

Item 14            Resolution 2024-03-14

Sponsors:

**A RESOLUTION TO AUTHORIZE SULLIVAN COUNTY SOLID WASTE TO ENTER INTO AN MEMORANDUM OF UNDERSTANDING WITH AMERICA'S THRIFT STORES FOR PLACEMENT OF COLLECTION BINS AT SULLIVAN COUNTY SOLID WASTE RECYCLING DROP OFF CENTERS LOCATED ON SULLIVAN COUNTY PROPERTY TO BENEFIT MAKE-A-WISH TENNESSEE.**







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

Item 1  
No. 2024-02-13

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 15<sup>th</sup> day of February 2024.

**RESOLUTION TO APPROVE THE USE OF ACCUMULATED UNUSED SICK LEAVE TOWARDS YEARS OF SERVICE FOR THE PURPOSE OF QUALIFYING FOR RETIREMENT BENEFITS PROVIDED BY SULLIVAN COUNTY.**

WHEREAS, Sullivan County provides paid sick leave as a benefit to its employees; and

WHEREAS, Sullivan County employees are allowed by Sullivan County to accumulate unused sick leave with no cap on the amount of sick leave that may be accumulated; and

WHEREAS, the State of Tennessee allows Sullivan County employees' unused accumulated sick days to be credited towards years of service for the purpose of qualifying for retirement benefits provided to Sullivan County employees as part of the Tennessee Consolidated Retirement System; however,

WHEREAS, Sullivan County does not allow its employees' unused accumulated sick days to be credited towards years of service for the purpose of qualifying for retirement benefits provided to Sullivan County employees by Sullivan County in addition to those benefits provided by the Tennessee Consolidated Retirement System, e.g., the provision of medical insurance to qualified retirees.

**NOW, THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves allowing Sullivan County employees to be credited with all unused accumulated sick leave towards years of service for the purpose of qualifying for retirement benefits provided by Sullivan County in addition to those benefits provided by the Tennessee Retirement System, e.g., provision of medical insurance; and

**BE IT ALSO RESOLVED** that this resolution shall only apply from the date of passage forward and shall not apply to any Sullivan County employee who terminated employment with Sullivan County prior to the passage of this Resolution; and

**BE IT ALSO RESOLVED** that the Sullivan County Employee Handbook shall be amended to so reflect this change.

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.

CONTINUED NEXT PAGE



Approved this 15<sup>th</sup> day of February 2024.

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

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

**Sponsored By: Commissioner Dwight King**

**Co-Sponsor(s): Commissioner Joyce Crosswhite**

2024-02-13 ACTION: Introduced at Monthly Meeting on February 15 and placed on First Reading.

03/14/24 To be considered on 03/21/24



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

Item 2  
Resolution No. 2024-03-02

To the honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of March 2024

**RESOLUTION TO AMEND THE SULLIVAN COUNTY HIGHWAY BUDGET BY TRANSFERRING \$100,000 FROM ACCOUNTS WITH AVAILABLE FUNDS TO AREAS OF APPROPRIATIONS WHERE FUNDS ARE MOST NEEDED.**

**WHEREAS**, the operations of the current fiscal year allow for the reallocation of funds within the 2024 FY budget to cover this unanticipated increase in cost of fuel (\$40,000) and parts (\$60,000).

**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby amend the Highway Fund appropriations as follows:

FROM:

62000.400 Highway and Bridges- Supplies and Materials \$100,000

TO

63100.400 Operations and Maintenance-Supplies and Materials \$100,000

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

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

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

Sponsored By: Commissioner Gary Stidham

Co-Sponsor: Commissioner Travis Ward

2024-03-02 ACTIONS: Introduced at Work Session on March 14, 2024. 03/14/24 Placed on Consent



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

Item 3  
 Resolution No. 2024-03-03

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of March 2024.

**RESOLUTION to APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE FOR THE PURCHASE OF SAFETY EQUIPMENT IN THE FORM OF AN EMERGENCY ALERT SYSTEM.**

**WHEREAS** the Sullivan County Board of Education desires to purchase an emergency alert system for the district; and,

**WHEREAS** the Board of Education will utilize available grant funding but believes that grant funding will need to be supplemented for the expense of the purchase of the system; and,

**WHEREAS** the Board of Education respectfully requests the transfer of funds from the undesignated fund balance for up to \$300,000.00 to complete the purchase.

**NOW THEREFORE BE IT FURTHER RESOLVED THAT** the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the transfer of funds in an amount up to \$300,000.00 from the General Purpose School Fund undesignated fund balance to the General Purpose School Fund Budget.

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

*Waiver of Rules Requested*

Approved this 21st day of March 2024.

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

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

**Sponsored By: Joyce Crosswhite**

**Co-Sponsor(s): Zane Vanover**

2024-03-03 ACTIONS: Introduced at Work Session on March 14, 2024. 03/14/24 Placed on Consent



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

Item 4  
 Resolution No. 2024-03-04

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of March 2024.

**RESOLUTION to APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE FOR THE CONTINGENCY FEES BUDGETED WITH ESSER 3.0 PROJECTS.**

**WHEREAS** the Sullivan County Board of Education currently has several projects underway within the Elementary and Secondary School Emergency Relief 3.0 (ESSER 3.0) Grant which have built in contingencies that are only estimated; and,

**WHEREAS** the contingencies for these projects may or may not be utilized causing the potential for reserved but not utilized funds; and,

**WHEREAS** the Board of Education would like to ensure the most efficient liquidation and expenditure of grant funds by requesting a transfer from the undesignated fund balance to coincide with the project contingencies therefore freeing up grant funds for actual contracted expenditures.

**NOW THEREFORE BE IT FURTHER RESOLVED THAT** the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the transfer of funds from the General Purpose School Fund undesignated fund balance to the General Purpose School Fund Budget in an amount up to \$250,000.00 to cover ESSER 3.0 project contingencies.

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

***Waiver of Rules Requested***

Approved this 21st day of March 2024.

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

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

**Sponsored By: Joyce Crosswhite**  
**Co-Sponsor(s): Zane Vanover**

2024-03-04 ACTIONS: Introduced at Work Session on March 14, 2024. 03/14/24 Placed on Consent



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

Item 5  
 Resolution No. 2024-03-05

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 14th day of March 2024.

**RESOLUTION TO APPROVE VACATING AND QUITCLAIMING RIGHT-OF-WAY TO BRIAN KENDRICK, RONDALD KENDRICK, AND LONG FAMILY TRUST FOR THE AREA IDENTIFIED AS THE CRUSSELL-KENDRICK SIDE ROAD, LOCATED BETWEEN THEIR PROPERTIES.**

**WHEREAS** the Sullivan County Regional Planning Commission reviewed and approved the request to close the Crussell-Kendrick Side Road during their regular meeting held on February 20, 2024; and

**WHEREAS** all the surrounding landowners of this old roadbed have agreed to split the right-of-way down the centerline as illustrated on the recent survey dated January 9, 2024, as prepared by John Mize, a registered land surveyor; and

**WHEREAS** the proposed right-of-way closure being .215 of an acre as illustrated on the Sullivan County Tax Map; however is not an official county road maintained by the county, nor on the adopted County Road Atlas; and

**WHEREAS** no public utilities or structures are located within this r-o-w closure area; and

**WHEREAS** this property is located within the 5th Civil District and the 4th Commission District; and

**WHEREAS** these requests have been reviewed by the offices of the Sullivan County Highway Commissioner, Planning Director, Sullivan County 911-Addressing Department, and the Blountville Utility District to ensure compliance.

**NOW THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby abandons the old side road right-of-way referred to in deeds as the Crussell-Kendrick Side Road, and authorizes the County Attorney to draft the appropriate quitclaim deeds to the applicants who are the adjacent property owners. 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 21<sup>st</sup> day of March 2024.

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

Sponsored by: Commissioners: Cole, Crosswhite, Leonard

Co-Sponsor(s): Commissioner Calton

2024-03-05 ACTION: Introduced at Work Session on March 14, 2024. 03/14/24 Placed on Consent



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

Item 6  
Resolution No. 2024-03-06

Item  
No. 2024-

To the Honorable Richard Venable, County Executive and the Board of County Commissioners meeting in Regular Session on this 21st day of March, 2024.

**RESOLUTION** To approve the transfer of property located at 3281 Rocky Springs Road, more particularly described as Tax Map 123, Parcel 94, formally known as the Rocky Spring Ruritan Club, to the Piney Flats Volunteer Fire Department.

WHEREAS, Sullivan County acquired the property located at 3281 Rocky Springs Road by deed dated February 1, 1978; and

WHEREAS, Sullivan County previously leased said property to the Rocky Springs Ruritan Club to be used for community purposes; and

WHEREAS, the Rocky Springs Ruritan Club ceased to exist in or about June, 2010; and

WHEREAS, in February of 2013, the Rocky Springs Baptist Church requested Sullivan County lease said property to the Church for use by the Church and the Rocky Springs Community for a period of ten (10) years; and

WHEREAS, the lease agreement with between Sullivan County and Rocky Spring Baptist Church has expired; and

WHEREAS, said property is in need of repairs; and

WHEREAS, The Piney Flats Volunteer Fire Department desires to use said property in their community fire prevention and control efforts and has requested Sullivan County quitclaim said property to them at no cost.

**NOW, THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves the transfer of said property to the Piney Flats Volunteer Fire Department at no cost; and

**BE IT FURTHER RESOLVED** that the Mayor of Sullivan County is hereby authorized and directed to execute a quitclaim deed to transfer said property to the Piney Flats Volunteer Fire Department at no cost.

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.

Attested: \_\_\_\_\_ Date \_\_\_\_\_ Approved: \_\_\_\_\_ County Executive \_\_\_\_\_ Date \_\_\_\_\_

Introduced By Commissioner: Dwight King  
Seconded By Commissioner(s):

2024-03-06 ACTION: Introduced at Work Session on March 14, 2024. 03/14/24 Placed on Consent





*Sullivan County*

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

Item 7  
Resolution No. 2024-03-07

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of March 2024.

**A RESOLUTION TO REQUEST THE CHAIRMAN OF THE SULLIVAN COUNTY COMMISSION DESIGNATE THE ASSISTANT TO THE COMMISSION AS THE PARTY RESPONSIBLE FOR CONFIRMING WHETHER CANDIDATES FOR ELECTION AS CONSTABLE BY THE SULLIVAN COUNTY COMMISSION WHEN VACANCIES OCCUR IS QUALIFIED UNDER THE REQUIRMENTS OF IN STATE LAW**

**WHEREAS**, a 2023 change in state law added a requirement for all those seeking election to county constable to include a letter signed by a psychologist licensed in the state of Tennessee who has conducted a cognitive and psychological test on the candidate stating that the “candidate is mentally and cognitively fit to perform the duties of constable.”

**WHEREAS**, implementation of this new section of law has caused confusion and conflict as the Sullivan County Commission has elected or attempted to elect constables to fill vacancies which have occurred since May 2023; and

**WHEREAS**, County Attorney Dan Street has advised it is not the responsibility of the Sullivan County Clerk or Administrator of Elections for Sullivan County to assess qualifying paperwork, including the letter of proof of having passed the above referenced examination by a psychologist for candidates seeking or being considered for election by the County Commission to fill a vacancy; and

**WHEREAS**, citing advice from legal counsel for the County Technical Assistance Service, County Clerk Teresa Jacobs has stated she and her staff do not ask or answer questions regarding qualifying paperwork when it is submitted by those seeking election by the County Commission to a constable vacancy; and

**WHEREAS**, Administrator of Elections Jason Booher, citing state election law, has stated his and his staff’s responsibilities are limited only to qualifying constable candidates for placement on a ballot for an election by county voters – not for elections of constables by the Sullivan County Commission to fill vacancies; and

**WHEREAS**, “election by the County Commission” is used in this resolution, rather than “appointment by the County Commission” on advice by the Administrator of Elections; and

**WHEREAS**, the Administrator of Elections has shared with members of the Sullivan County Commission, other elected county officials, and the Assistant to the Sullivan County Commission the steps which he and his staff follow when his office is duly reviewing whether a would-be candidate for public election as constable meet the state requirements, including the letter of proof of having passed a cognitive and psychological test; and

**WHEREAS**, the Assistant to the Sullivan County Commission is under the direct supervision of the Commission Chairman.

**THEREFORE, BE IT RESOLVED** the Board of Sullivan County Commissioners requests the Commission Chairman to designate the Assistant to the Sullivan County Commission to determine whether candidates for filling constable vacancies are qualified under state law, doing so by following the steps and guidelines provided by the Administrator of Elections for Sullivan County and with legal advice provided as needed by the Sullivan County Attorney.



**FURTHER BE IT RESOLVED** the Assistant to the Commission be charged with providing to the full commission prior to consideration of any candidate for constable the following four things: verification the required affidavit is on file; verification the candidate's resume is filed with the office of County Mayor; verification the letter stating a psychological test affirms "candidate is mentally and cognitively fit to perform the duties of constable" is on file; verification that the signature on that letter is among the psychologists listed on a state website as being authorized to perform such tests and provide such letters.

**AND FURTHER BE IT RESOLVED** the Sullivan County Commission understand the election-by-commission process flow is as follows:

- 1) County Clerk notifies County Commission of a vacancy.
- 2) Chairman caused to be published an advertisement of the vacancy and a date and time the County Commission will elect someone to fill out the unexpired term created by the vacancy.
- 3) Those wishing to be elected by the commission to fill an unexpired term caused by a vacancy must pick up, sign and return an affidavit at the office of the County Clerk. The County Clerk forwards the affidavit to the Office of the County Mayor.
- 4) Those wishing to be elected by the commission to fill an unexpired term caused by a vacancy are required by state law to provide a letter signed by a psychologist licensed in the state of Tennessee who has conducted a cognitive and psychological test on the candidate stating the "candidate is mentally and cognitively fit to perform the duties of constable." This letter is submitted to the County Clerk and forwarded to the Office of the Mayor.
- 5) Those wishing to be elected by the commission to fill an unexpired term caused by a vacancy must also submit their resume to the Office of the County Mayor.
- 6) All of these items (affidavit, resume, letter) are provided to all members of the Sullivan County Commission prior to consideration of a candidate for election to fill an unexpired term caused by a vacancy.

**AND FURTHER BE IT RESOLVED** the Sullivan County Commission will note Tennessee state law's qualifications for office of constable, outlined below:

TCA 8-10-102 Qualifications for office.

- (a) (1) Except as provided in subdivision (a) (2), to qualify for election or appointment to the office of constable, a person shall:
  - (A) Be at least twenty-one (21) years of age;
  - (B) Be a qualified voter of the district and a resident of the count for one (1) year prior to the date of the qualifying deadline for running as a candidate or constable;
  - (C) (i) Any person holding the office of constable on or before June 30, 2011, shall be able to read and write;
    - (ii) any person elected or appointed to the office of constable on or after July 1, 2011 shall possess at least a high school diploma or high school equivalency credential approved by the state board of education; provided, however, that this subdivision (a) (1) (C) (ii) shall not apply to any person holding the office of constable on June 30, 2011, and who is re-elected to the office of constable on or after July 1, 2011, without any interruption in holding such office;
  - (D) Not have been convicted in any federal or state court of a felony; and
  - (E) (i) Not have been separated or discharged from the armed forces of the United States with other than an honorable discharge.
    - (ii) This subdivision (a)(1)(E) does not apply to any county having a population of not less than eighteen thousand five hundred (18,500), according to the 1990 federal census



or any subsequent federal census, if a person has served in the office of constable for ten (10) or more years.

(2) This subsection (a) does not apply to a county having a population of not less than fourteen thousand six hundred fifty (14,650) nor more than fifteen thousand (15,000), according to the 1990 federal census or any subsequent federal census.

(b) (1) (A) Except as provided in subdivision (b) (2), a person seeking the office of constable shall file with the county election commission, along with the nominating petition:

- (i) An affidavit signed by the candidate affirming the candidate meets the requirements of this section. In the event that the candidate seeks election to the office of constable by the county legislative body to fill a vacancy in office, the same affidavit must be filed with the county clerk prior to the election; and
- (ii) A letter from a psychologist licensed in this state who has conducted a cognitive and psychological test on the candidate stating that the candidate is mentally and cognitively fit to perform the duties of a constable. In the event that the candidate seeks election to the office of constable by the county legislative body to fill a vacancy in office, the same letter must be filed with the county clerk prior to the election.

(B) A constable in office on and elected prior to July 1, 2023, or a constable who complied with subdivision (b)(1)(A)(ii) and is seeking reelection on or after July 1, 2023, is not required to resubmit the letter or obtain a new letter pursuant to subdivision (b) (1) (A) (ii).

(C) Candidates for the office of constable to which subdivision (b)(1)(A)(ii) applies are responsible for covering the costs of cognitive and psychological testing.

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 21<sup>st</sup> day of March 2024.

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

SPONSOR: Cheryl Harvey  
CO-SPONSOR: Gary Stidham

2024-03-07 ACTIONS: Introduced at Work Session on March 14, 2024. 03/14/24 Placed on Waiver of Rules



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

Item 8  
Resolution No. 2024-03-08

To the honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of March 2024

**A RESOLUTION TO APPROVE USE OF \$80,000 OF REVENUES GENERATED BY OBSERVATON KNOB PARK FOR CAPITAL IMPROVEMENTS TO THE PARK.**

**WHEREAS**, over the last two seasons, county-operated Observation Knob Park on the shores of beautiful South Holston Lake has produced \$120,830.40 over and above its operational expenses; and

**WHEREAS**, all revenue from the park is deposited into the county's General Fund; and

**WHEREAS**, the County's Observation Knob Park Committee and park management have identified needed improvements to better serve visitors to the park, including a growing number of Sullivan County families since changes to park policies in recent seasons; and

**WHEREAS**, some of the proposed improvements (and quoted costs provided by potential vendors for each project) include: a new boat dock to be placed at the park's boat ramp (\$28,267); 20 new picnic tables, 4 Recreational Benches, 4 new trash bins, 2 pet waste stations, and a message/info center (\$25,913 total); new fencing around the playground, and a new section to add a dog park (\$21,100 total); add new commercial toilets, urinal, sinks, mirrors, hand dryers at Bath House #2 (\$2794.43 total); new roof materials for bathhouse #2 from Lyons Metal in Piney Flats (no current quote available, estimated at \$3,500); and

**WHEREAS**, these improvements are not within the scope of a grant received to improve and enhance the park; and

**WHEREAS**, priority tasks of that grant are: Resurfacing/paving for ADA/PROWAG compliance with FHWA and TDOT – including ramps, bike lanes, ADA parking spots; ADA compliant building – bathhouses and office; Trail enhancements; Swim Platform to protect shoreline; Rip rap/erosion control for shoreline restoration; All-Accessible Playground - ADA compliant; and

**WHEREAS**, the grant is covering all resurfacing of pavement and restriping to ensure all parking lot spacing, ramps and bike/pedestrian lanes are ADA accessible, and, once TDOT releases the county, the first task will be engineering and environmental review, which will take some time.

**THEREFORE, NOW BE IT RESOLVED** the Sullivan County Commission approves transfer back to Observation Knob Park \$80,000 of the nearly \$121,000 the park has contributed to the county General Fund over the last two seasons to fund the improvements listed in Whereas #4 above, account codes and numbers to be assigned by the Finance Department.

CONTINUED NEXT PAGE



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

Duly passed and approved this 21<sup>st</sup> day of March 2024.

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

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

**Sponsor: Sam Jones**  
**Cosponsors: David Hayes; Darlene Calton**

2024-03-08 ACTIONS: Introduced at Work Session on March 14, 2024 03/14/24 Placed on Waiver of Rules



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

Item 9  
Resolution No. 2024-03-09

To the honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of March 2024

A RESOLUTION TO NAME SULLIVAN COUNTY EMS STATION #6 IN HONOR OF JOHN HUBBARD AND HALE COLE.

WHEREAS, John Hubbard has served 10 years with Sullivan County EMS; and

WHEREAS, Hal Cole has served 27 years with Sullivan County EMS; and

WHEREAS, each has served county residents with compassion, understanding and the utmost respect and professionalism; and

WHEREAS, each devoted much of their time in dedication to public safety and providing lifesaving care, at times placing their own wellbeing at risk in favor of the public good.

THEREFORE, NOW BE IT RESOLVED the Sullivan County Commission proclaims Sullivan County EMS Station #6 shall be named in honor of John Hubbard and Hal Cole.

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

Duly passed and approved this 21<sup>st</sup> day of March 2024.

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

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

**Sponsor: Hunter Locke**  
**Cosponsors: Travis Ward; Sam Jones.**

2024-03-09 ACTIONS: Introduced at Work Session on March 14, 2024 03/14/24 Placed on Consent



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

Item 10  
Resolution No. 2024-03-10

To the honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of March 2024

A RESOLUTION AUTHORIZING SOUTH HOLSTON RURITAN CLUB TO SEEK AMENDMENT TO AN AGREEMENT WITH TVA IN ORDER TO IMPROVE BALL FIELDS ON TVA PROPERTY ON SOUTH HOLSTON LAKE IDENTIFIED AS TRACT NO. XTSH-33RE AND BEING USED BY SOUTH HOLSTON RURITAN FOR COMMUNITY PURPOSES.

WHEREAS, South Holston Ruritan wishes to improve ball fields it has maintained on TVA land at South Holston Lake through a sublease agreement approved by TVA; and

WHEREAS, South Holston Ruritan has requested Sullivan County’s permission to amend the agreement with TVA to allow for the civic group’s plans to improve the ball fields, which are used by the public; and

WHEREAS, the South Holston Ruritan will cover all funding for this TVA application process as well as completion of the proposed project if approved by TVA, with no funding provided by Sullivan County.

THEREFORE, NOW BE IT RESOLVED the Sullivan County Commission authorizes South Holston Ruritan to seek to amend its agreement with TVA for continued use of land identified as Tract No. XTSH-33RE, with specific plans to send an application to TVA to clear and improve ball fields at 415 Meadow Creek Rd.

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

Duly passed and approved this 21<sup>st</sup> day of March 2024.

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

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

**Sponsor: Joyce Crosswhite**  
**Cosponsors: Tony Leonard, Michael Cole**

2024-03-10 ACTIONS: Introduced at Work Session on March 14, 2024 03/14/24 Placed on Consent



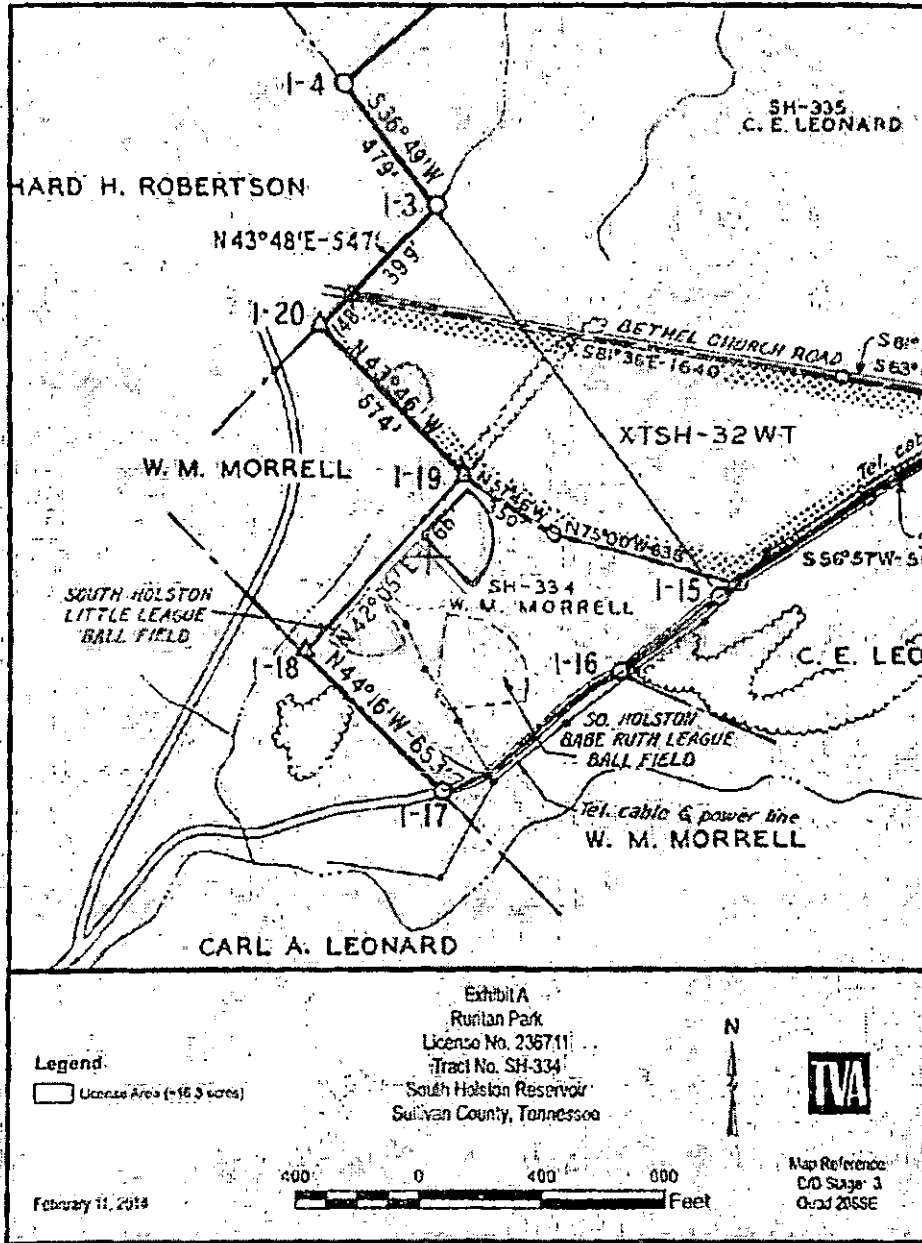
**ATTACHED:**

**MAPS OF SOUTH  
HOLSTON RURITAN  
PROJECT AREA**

**ON SOUTH HOLSTON  
LAKE**









Tennessee Property Viewer

TDOT Imagery  
Vector Imagery  
Property Lines  
FEMA Flood Map

Zoom  
Ident  
Meas

Search  
Search  
Prop

TDOT Aerial Surveys | State of Tennessee, Comptro.

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

Item 11  
Resolution No. 2024-03-11

To the honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of March 2024

**A RESOLUTION TO ADOPT THE HOME IMPROVEMENT LAW PURSUANT TO T.C.A. 62-6-516 (FORMERLY 62-37-126) REQUIRING A HOME IMPROVEMENT LICENSE FOR CERTAIN REMODELING PROJECTS WHEN THE COST IS \$3,000 TO \$24,999 (WORK DONE BY HOMEOWNERS IS EXEMPT).**

WHEREAS, under T.C.A. 62-6-501 a Home Improvement license is required to perform remodeling to existing residential homes, where the cost is more than \$3,000 to less than \$25,000; and

WHEREAS, the total contract or cost includes materials and labor; and

WHEREAS, in counties adopting this state law, a Home Improvement license is required to repair, replace, remodel, alter, conversion, modernization, improvement, or addition to any land or building, such as driveways, swimming pools, porches, garages, landscaping, fences, fall-out shelters, roofing, painting and other improvements adjacent to the dwelling; and

WHEREAS, the Home Improvement license requirement does not cover electrical, plumbing, or, if already regulated at the local level, HVAC contractors; and

WHEREAS, this Home Improvement license shall be required regardless of whether a permit is needed; and

WHEREAS, consumers prefer to hire licensed professionals, especially when it comes to home remodeling.

THEREFORE, NOW BE IT RESOLVED the Board of Sullivan County Commissioners adopts state law requiring Home Improvement Licensing with the county.

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

Duly passed and approved this 21<sup>st</sup> day of March 2024.

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

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

**Sponsor: Hunter Locke**

**Cosponsors:**

2024-03-11 ACTIONS: Introduced at Work Session on March 14, 2024 This resolution was not discussed at the work session due to the Sponsor being absent and the resolution not having a co-sponsor.



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

Item 12  
No. 2024-03-12

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21<sup>st</sup> day of March 2024.

**RESOLUTION to amend the Sullivan County Solid Waste Fund for the 2024 fiscal year to reflect the funds related to the Tire Tax Collections and appropriations.**

**WHEREAS, Sullivan County receives funds from the tire collection tax by the State of Tennessee which have not been identified in the revenues and related expenditures in the 2024 Fiscal Year budget; and,**

**WHEREAS, the current year's budget should reflect projected balances available in the amount of \$112,240.00 which are designated to be appropriated for related purposes.**

**NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby amends the 2024 fiscal year Solid Waste Fund Budget by \$112,240.00 (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 \_\_\_\_\_ day of \_\_\_\_\_ 2024.

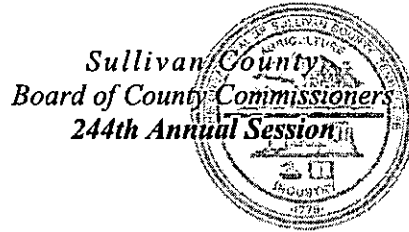
Attested: \_\_\_\_\_  
Teresa Jacobs, County Clerk

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

**Sponsored by: Commissioner, Hershell Glover**  
**Prime Co-Sponsor(s): Zane Vanover**

2024-03-12 ACTION: Introduced at the Work Session on March 14, 2024. 03/14/24 Placed on Waiver of Rules.





Item 13  
No. 2024-03-13

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of March 2024.

**RESOLUTION to Accept and Appropriate Funds to the Sullivan County Sheriff's Office from the State of Tennessee, Department of Commerce and Insurance, to help local law enforcement agencies with tuition assistance, training, and professional development expenses.**

WHEREAS, the Department of Commerce and Insurance Programs has grant funding available for Tennessee Law Enforcement agencies to help with tuition assistance, training, and professional development expenses; and

WHEREAS, the Sullivan County Sheriff's Office applied for the grant funding that will benefit the Sullivan County Sheriff's Office through the payment of \$9,000 per officer that was hired after May 1, 2023 and completes/graduates from the TLETA Basic Training Academy;

WHEREAS, the Sullivan County Sheriff's Office's share of funding from the grant application approved by Tennessee Department of Commerce and Insurance is in the amount of \$200,000 and no matching funds required to be utilized from FY 24 – FY 28; and

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorize the Sullivan County Sheriff's Office to accept these Tennessee Law Enforcement Training Academy Grant funds from the State of Tennessee in the amount of \$200,000 and approve the funds to be used as required by the Sullivan County Sheriff's Office from FY 24-FY28.

BE IT FURTHER RESOLVED that upon approval of said grant application, Sullivan County is hereby authorized to receive, appropriate, and expend said grant funds; not to exceed the above amount (\$200,000), as required by the grant contract. The revenue and expenditure account codes for the grant are to be established by the Accounts and Budgets Department.

*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 \_\_\_\_\_ day of March, 2024.

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

**Sponsor: Gary Stidham**

**Co-Sponsor(s): Tony Leonard**

2024-03-13 ACTIONS: Introduced at Work Session on March 14, 2024, Waiver of Rules requested.  
03/14/24 Placed on Consent



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

Item 14  
Resolution No. 2024-03-14

To the honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of March 2024

**A RESOLUTION TO AUTHORIZE SULLIVAN COUNTY SOLID WASTE TO ENTER INTO AN MEMORANDUM OF UNDERSTANDING WITH AMERICA'S THRIFT STORES FOR PLACEMENT OF COLLECTION BINS AT SULLIVAN COUNTY SOLID WASTE RECYCLING DROP OFF CENTERS LOCATED ON SULLIVAN COUNTY PROPERTY TO BENEFIT MAKE-A-WISH TENNESSEE.**

WHEREAS, both parties wish to establish a regular practice whereby ATS processes and recycles textiles and home goods collected through location of ATS kiosks or trailers placed at Sullivan County Recycling Drop Off points located on Sullivan County properties; and

WHEREAS, ATS will take ownership of the textiles and home goods once it leaves Sullivan County properties, to be recycled by ATS; and

WHEREAS, ATS will in return provide a portion of the resulting revenue stream to Make-A-Wish Northeast Tennessee to benefit children in Sullivan County and communities throughout the organization's service area; and

WHEREAS, either party may terminate this memorandum of understanding for any reason with written notice of at least 15 days prior to a scheduled textile collection.

THEREFORE, NOW BE IT RESOLVED the Sullivan County Board of Commissioners meeting in Regular Session authorizes Sullivan County Solid Waste to enter into a memorandum of understanding with America's Thrift Stores for placement of collection bins at the following locations:

Bristol Transfer Station  
804 Raytheon Rd, Bristol, TN 37620  
Proposed Assets: 2 Bins | Approved:2

Kingsport Transfer Station  
1921 Brookside LN, Kingsport, TN 37660  
Proposed Assets: 2 Bins | Approved:2

Blountville Middle School Football Field  
1651 Blountville Rd, Blountville Tn, 37617  
Proposed Assets: 2 Bins | Approved:2

Colonial Heights Convenience Center  
101 Lakecrest Dr, Colonial Heights, TN 37663  
Proposed Assets: 2 Bins | Approved:2

Holston Valley Middle School



1717 Bristol Caverns Rd, Bristol Tn 37620  
Proposed Assets: 2 Bins | Approved:2

Indian Springs Elementary School  
333 Hill Rd, Kingsport TN 37664  
Proposed Assets: 2 Bins | Approved:2

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 \_\_\_\_\_ day of \_\_\_\_\_ 2024.

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

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

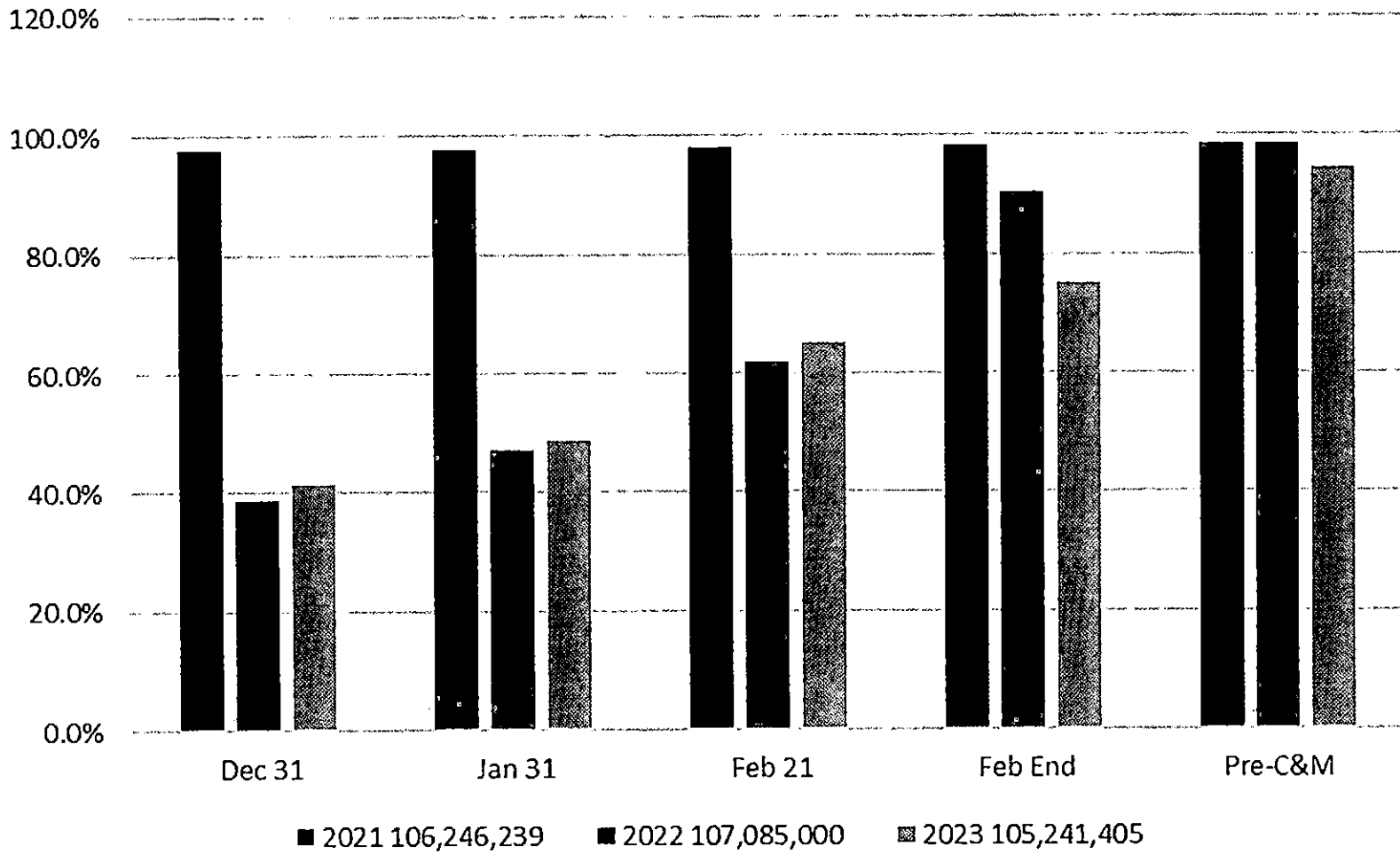
**Sponsored by:** Ward (added during meeting)

**Prime Co-Sponsor(s):**Crosswhite, Carr (added during meeting)

2024-03-12 ACTION: Introduced at the Work Session on March 14, 2024. 03/14/24 Placed on 1st Reading



### Property Tax Collections





# *Sullivan County*



**AND THEREUPON COUNTY COMMISSION ADJOURNED AT 7:50 P.M. UPON MOTION MADE BY COMMISSIONER CALTON TO MEET AGAIN IN REGULAR SESSION ON MARCH 21, 2024.**

*Richard Venable*

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**RICHARD VENABLE**

**COMMISSION CHAIRMAN**