

COUNTY COMMISSION-WORK SESSION

091

APRIL 10, 2025

BE IT REMEMBERED THAT:

COUNTY COMMISSION MET PURSUANT TO ADJOURNMENT IN MONTHLY WORK SESSION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS THIS THURSDAY EVENING, APRIL 10, 2025, AT 6:00 P.M. IN BLOUNTVILLE, TENNESSEE. PRESENT AND PRESIDING WAS CHAIRMAN JOHN GARDNER AND TERESA JACOBS, COUNTY CLERK OF SAID BOARD OF COMMISSIONERS,

TO WIT:

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

COMMISSIONERS PRESENT AND ANSWERING ROLL WERE AS FOLLOWS:

	MARK IRESON
DARLENE CALTON	SAM JONES
	TONY LEONARD
LARRY CRAWFORD	HUNTER LOCKE
JOYCE CROSSWHITE	
JOHN GARDNER	ARCHIE PIERCE
HERSHEL GLOVER	MATT SLAGLE
CHERYL HARVEY	GARY STIDHAM
DAVID HAYES	ZANE VANOVER
DANIEL HORNE	TRAVIS WARD

17 PRESENT, 7 ABSENT

ABSENT AT ROLL CALL: AKARD, CARR, COLE, CROSS, KING
MCMURRAY, MEANS

NOTE: CARR IN AT 6:10 PM AND CROSS IN AT 6:50 PM

The following pages indicate the action taken by the Commission on rezoning requests for the month of April, 2025.

Agenda subject voting report

092

Meeting name

Sullivan County Work Session April 10 2025

4/10/2025

2 Roll Call by Teresa Jacobs, County Clerk
Roll Call

Description

Roll Call

Chairman

Gardner, John

Total vote result

Voting start time

6:01:02 PM

Voting stop time

6:01:50 PM

Voting configuration

Roll Call - Attendances

Voting mode

Open

Vote result

Present	16 17
Total Present	16
Total Seats	28
Absent	8 7

Group voting result

Group	Yes	Absent
No group	16	0
Total result	16 17	8 7

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
Order of Business
April 10, 2025
6:00 p.m.

REZONING HEARING

- ❖ Call to Order
- ❖ Chairman 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

Item 1 Resolution No. 2025-04-01

Sponsors: Calton/Hayes

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

CASE #1 – Gateway Development, 408 Jonesboro Road, Piney Flats, Civil District 9, Commission District 5. Requested zoning from PBD/SC to R-1/R-3A, minor subdivision and condo development.

Public Comment on Case #1 (Gateway Development request).

Immediately following the vote on the rezoning case and while still in the rezoning hearing portion of the meeting, Mayor Venable was recognized in the well to speak. Mayor Venable announced he was moving current Sullivan County Planner, Ambre Torbett, into a different position. Mayor Venable then announced he was appointing Luke Meade to replace her in that role. Commissioner Locke made a motion to approve the appointment. Second by Commissioner Calton. Vote was taken and approved. 18 Yes, 1 Abstain, 5 Absent

- ❖ Adjournment of Rezoning Hearing

Agenda subject voting report

Meeting name

Sullivan County Work Session April 10 2025

4/10/2025

luke meade appointment

094

Description

Chairman

Gardner, John

Mayor Venable appointed Luke Meade as Planner for Sullivan County. Commissioner Locke made a motion to approve appointment. 2nd by Commissioner Calton.

Total vote result

Voting start time 6:17:02 PM
Voting stop time 6:17:40 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	18
Abstain	1
No	0
Total Present	18
Absent	5

Group voting result

Group	Yes	Abstain	Absent
No group	17	1	0
Total result	17	1	5

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()				X
Calton, Darlene ()	X			
Carr, Joe ()	X			
Cole, Michael ()				X
Crawford, Larry ()	X			
Cross, Andrew ()				X
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Horne, Daniel ()	X			
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
245th Annual Session

Item 1
Resolution No. 2025-04-01

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 10th day of April 2025.

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 10th day of April 2025.

Reviewed by Chairman: John F. Gardner
John F. Gardner, Chairman, Sullivan County Commission

ATTEST: Teresa Jacobs
Teresa Jacobs, County Clerk, Sullivan County

Delivered to the Sullivan County Mayor or his secretary this the 23rd day of April, 2025 at or about the following time 8:30 am by the following method: Hand Delivered

Teresa Jacobs
County Clerk, Sullivan County

CONTINUED

Item 1
Resolution No. 2025-04-01

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____



Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____
day of _____, 20____ at or about the following time _____ by the
following _____ method:

Mayor, Sullivan County

Introduced by: Commissioner Darlene Calton

Seconded by: Commissioner David Hayes

ACTIONS: 04/10/25 Approved 17 Yes, 7 Absent

Agenda subject voting report

Meeting name

Sullivan County Work Session April 10 2025

4/10/2025

10. Item 1 Resolution 2025-04-01 Sponsors: Calton/Hayes
Vote

Description

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

Chairman

Gardner, John

Total vote result

Voting start time 6:02:20 PM
Voting stop time 6:02:53 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	16 17
Abstain	0
No	0
Total Present	16
Absent	8 7

Group voting result

Group	Yes	Absent
No group	16	0
Total result	16 17	8 7

Individual voting result

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

Agenda subject voting report

Meeting name

Sullivan County Work Session April 10 2025

4/10/2025

91 Rezoning Request
Vote

098

Description

Gateway Development, 408 Jonesboro Road, Piney Flats, Civil District 9, Commission District 5. Requested zoning from PBD/SC to R-1/R-3A, minor subdivision and condo development.

Chairman

Gardner, John

Total vote result

Voting start time 6:06:19 PM

Voting stop time 6:06:53 PM

Voting configuration Vote

Voting mode Open

Vote result

Yes	17 18
Abstain	0
No	0
Total Present	17
Absent	7 6

Group voting result

Group	Yes	Absent
No group	17	0
Total result	17 18	0 6

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**

April 10, 2025 - Work Session

RESOLUTION #1 - To Consider the Rezoning of Gateway Development (see or hear as reviewed by the Regional Planning Commission)
 Resolution #1 - Gateway Development

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	2/1/2025	Gateway Development	none	yes	yes	Sullivan	PBD/SC	R-1R-3A	9th	5th
2										
3										
Voting Summary:										
Name	Case Order	YES	NO	pass / abstain	absent	Approved (yes or no)				
Gateway Development	1	18			6	YES				
	2									
	3									

* 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

ZTA: Zoning Text Amendment

Footnote:

PETITION TO SULLIVAN COUNTY FOR REZONING

100

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: FEBRUARY 1ST, 2025

Property Owner: GATEWAY DEVELOPMENT

Address: 3312 WAYFIELD DR, JOHNSON CITY, TN 37601

Phone number: 1-423-268-0288

Email: chance@orthhomes.com

Property Identification

Tax Map: 124

Group:

Parcel: 144.00

Zoning Map: I

Zoning District: PBD/SC

Proposed District: R1/R3A

Civil District: 9TH

Property Location: 408 JONESBORO RD PINEY FLATS

Commission District:

Purpose of Rezoning: MINOR SUBDIVISION & CONDO DEVELOPMENT

Meetings

Planning Commission: Sullivan County

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

Date: 3/18/2025

Time: 6:00 PM

Approved: ✓

Denied: _____

County Commission:

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

Date: 4/10/2025

Time: 6:00 PM

Approved: ✓

APPROVED 18 YES, 6 ABSENT

Denied: _____

DEED RESTRICTIONS

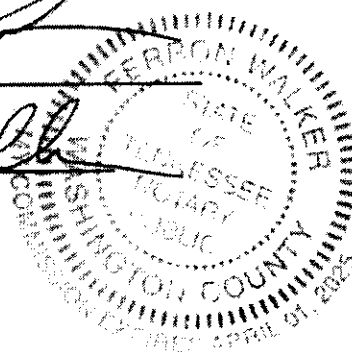
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: [Signature]

Date: 02-03-2025

Notary Public: [Signature]

My Commission Expires: 04-01-2025



Agenda subject voting report

Meeting name

Sullivan County Work Session April 10 2025

4/10/2025

91 Rezoning Request
Vote

101

Description

Gateway Development, 408 Jonesboro Road, Piney Flats, Civil District 9, Commission District 5. Requested zoning from PBD/SC to R-1/R-3A, minor subdivision and condo development.

Chairman

Gardner, John

Total vote result

Voting start time 6:06:19 PM
Voting stop time 6:06:53 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	17 18
Abstain	0
No	0
Total Present	17
Absent	16

Group voting result

Group	Yes	Absent
No group	17	0

Total result 17 18 16

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			

F. ZONING PLAN AMENDMENT: ZONING RESOLUTION TEXT OR MAP AMENDMENT

**The chairman shall read the Rezoning Opening Statement for the Public Hearing Procedure of hearing public comment on any rezoning requests*

102

F1. REZONING REQUEST FROM PBD/SC TO R-1 AND R-3A, OLD JONESBORO ROAD, GATEWAY DEVELOPMENT

FINDINGS OF FACT –

Landowner:	Gateway Development
Applicants:	Chance Street, Terry Orth, Jordan Hodge
Representative:	same
Location:	408 Jonesboro Road off Hwy 11E, Piney Flats
Mailing Address of Owners:	3312 Wayfield Drive, Johnson City
Civil district of rezoning:	9th
Commission District of rezoning:	5th
Parcel ID:	Tax Map 124, Parcel 144.00
Subdivision of Record:	n/a
PC1101 Growth Boundary:	Johnson City Urban Growth Boundary (JC does not have regional planning in SC)
Existing Land Use:	Single Family Home
Utility District:	Johnson City Public Water
Public Sewer:	private on-site septic with approval from JC Public Sewer for new dwellings
Lot/Tract Acreage:	total acreage –
Flood Plain:	n/a
Existing Zoning:	PBD/SC – Planned Business/Shopping Center
Surrounding Zoning:	R-1,R-3, R-2, R-3A, A-1
Proposed Zoning Request:	R-1 and R-3A split
Surrounding Land Uses:	Single Family Subdivision and Townhouses with Commercial along Hwy 11E frontage lots
2006 Land Use Plan:	Low Density Residential
Neighborhood Opposition:	none

Staff Field Notes and Findings of Facts:

- The developers are requesting a rezoning of the existing single-family dwelling from PBD/SC to R-1 (see minor plat for boundary) and the remaining acreage planned for R-3A zoning to allow for an 18-unit Townhouse Condominium Development.
- The developer of the adjoining Condominium Development, Stratford Glen, was also built by Terry Orth Construction.
- The developer's engineer and surveyor have submitted a Concept Plan to meet the Zoning Requirements for such use.
- The Zoning District Map has this parcel spot zoned to PBD/SC in the original zoning plan.
- The Land Use Plan has this designated Low Density Residential; however, due to the construction of the condominium development directly adjacent (NE) the proposed land use would be a continuation of the existing land use. The adjacent condominium development is within the City of Bluff City.
- This area is served by Johnson City Public Utilities and the city has agreed to serve the townhouses for public water and public sewer. Garbage pick-up will have to be contracted out to private disposal service as all county properties have.
- Staff recommends in favor of this rezoning request:
 - the proposed rezoning would conform with existing surrounding land uses;
 - existing commercial zone would allow for incompatible land uses in this residential area;
 - public utilities are approved to support the planned residential development.

Meeting Notes at Planning Commission:

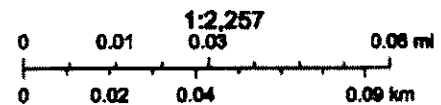
- Chance Street – Gateway Development Representative Present
- Drew Deakins asked Street how many units there would be.
 - Street stated that there would be 18 units.

- Mark Webb asked Street what would be done with the home that is currently on the property.
 - Street stated that the home would be kept on the property as is and sold off. Additionally stating that is is "a nice home."
- Mark Webb asked Street if there would be an access to the property off of Hemlock Ct in the rear.
- Street stated that it was not a viable option for entry to the property.
- Linda Brittenham stated that the development is "great for Piney Flats."
- Mary Ann Hager made a motion to send a favorable recommendation on to county commission. Linda Brittenham seconded the motion made by Mary Ann Hager. The motion carried unanimously.



Date: February 3, 2025

County: SULLIVAN
Owner: WEBB BENNIE W & RUTH
Address: JONESBORO RD 408
Parcel ID: 124 144.00
Deeded Acreage: 3.26
Calculated Acreage: 0
Vexcel Imagery Date: 2023



Esri Community Maps Contributors, City of Johnson City, TN, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,
GeoTechnologies, Inc, METUNASA, USGS, EPA, NPS, US Census Bureau,
USDA, USFWS, State of Tennessee, Comptroller of the Treasury, Division of
Property Assessments (OPA)

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.

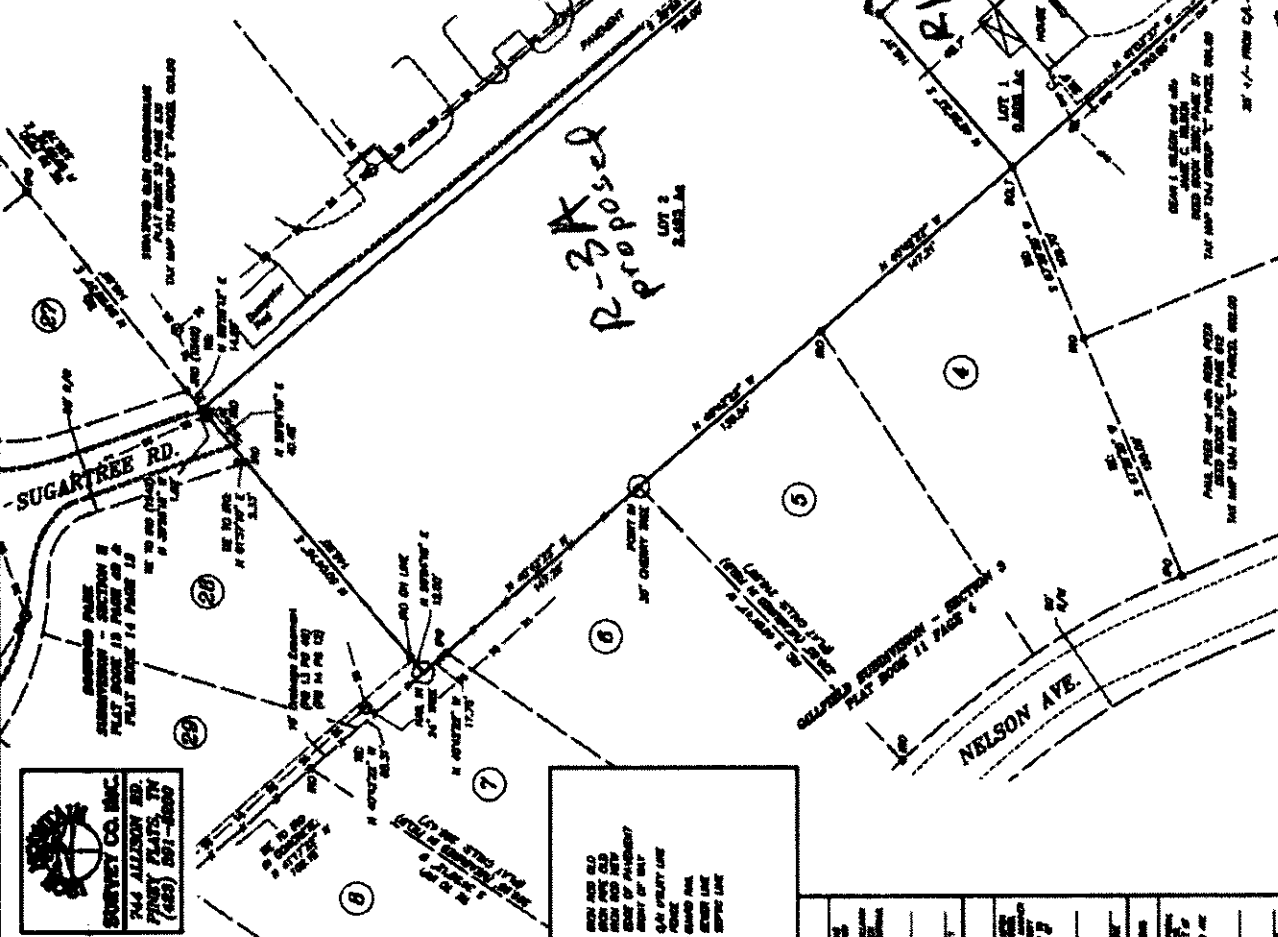


DIVISION OF THE GATEWAY DEVELOPMENT GP PROPERTY
408 JONESBORO RD., PINEY FLATS, TN 37688
9TH CIVIL DISTRICT
SULLY COUNTY, TENNESSEE
FEBRUARY 1, 2025



I hereby certify that this is a Correct / True and Accurate Survey of the above described property and is in accordance with the laws and regulations of the State of Tennessee.

DATE OF SURVEY
THIRTEEN (13) DAYS AFTER RECORD



SURVEY CO. INC.
744 ALLISON RD.
PINEY FLATS, TN
(423) 581-3800

SURVEY NOTES:

1. Survey conducted on 02/01/2025.
2. All measurements were taken from the corner of the lot.
3. All measurements were taken from the corner of the lot.
4. All measurements were taken from the corner of the lot.
5. All measurements were taken from the corner of the lot.
6. All measurements were taken from the corner of the lot.
7. All measurements were taken from the corner of the lot.
8. All measurements were taken from the corner of the lot.

LEGEND

- 1. 1/4 SECTION 1
- 2. 1/4 SECTION 2
- 3. 1/4 SECTION 3
- 4. 1/4 SECTION 4
- 5. 1/4 SECTION 5
- 6. 1/4 SECTION 6
- 7. 1/4 SECTION 7
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- 99. 1/4 SECTION 99
- 100. 1/4 SECTION 100

SECTION 1	SECTION 2	SECTION 3	SECTION 4	SECTION 5	SECTION 6	SECTION 7	SECTION 8	SECTION 9	SECTION 10	SECTION 11	SECTION 12	SECTION 13	SECTION 14	SECTION 15	SECTION 16	SECTION 17	SECTION 18	SECTION 19	SECTION 20	SECTION 21	SECTION 22	SECTION 23	SECTION 24	SECTION 25	SECTION 26	SECTION 27	SECTION 28	SECTION 29	SECTION 30	SECTION 31	SECTION 32	SECTION 33	SECTION 34	SECTION 35	SECTION 36	SECTION 37	SECTION 38	SECTION 39	SECTION 40	SECTION 41	SECTION 42	SECTION 43	SECTION 44	SECTION 45	SECTION 46	SECTION 47	SECTION 48	SECTION 49	SECTION 50	SECTION 51	SECTION 52	SECTION 53	SECTION 54	SECTION 55	SECTION 56	SECTION 57	SECTION 58	SECTION 59	SECTION 60	SECTION 61	SECTION 62	SECTION 63	SECTION 64	SECTION 65	SECTION 66	SECTION 67	SECTION 68	SECTION 69	SECTION 70	SECTION 71	SECTION 72	SECTION 73	SECTION 74	SECTION 75	SECTION 76	SECTION 77	SECTION 78	SECTION 79	SECTION 80	SECTION 81	SECTION 82	SECTION 83	SECTION 84	SECTION 85	SECTION 86	SECTION 87	SECTION 88	SECTION 89	SECTION 90	SECTION 91	SECTION 92	SECTION 93	SECTION 94	SECTION 95	SECTION 96	SECTION 97	SECTION 98	SECTION 99	SECTION 100
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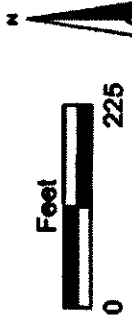
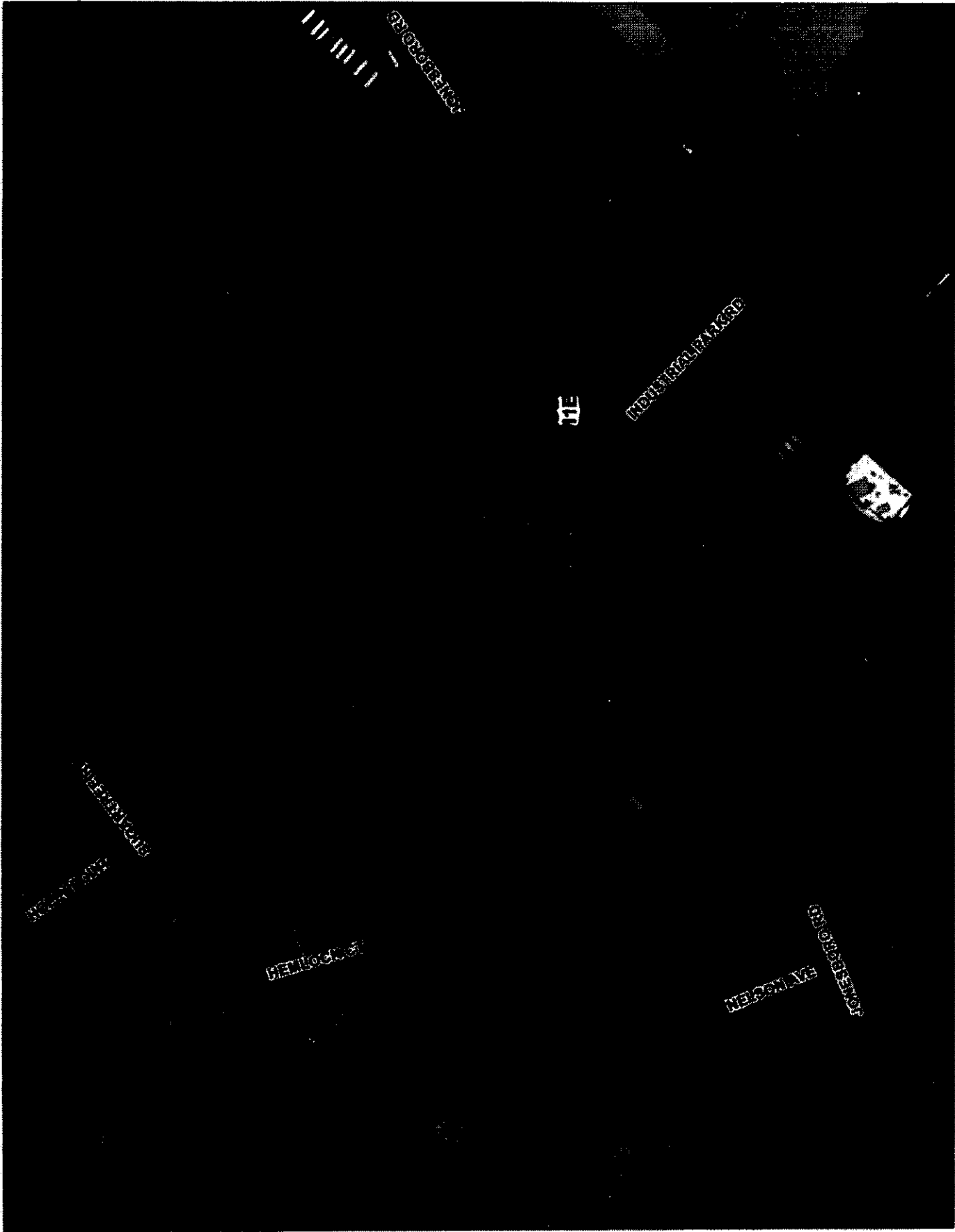
Address Data Source
Sullivan County, Sul Co 911
Fingerport, NY 125
Johnson City, NY 125
Baldwin, NY 115

Notice:

A tax map has no legal status 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.

106

Buildings
☐ County Line
Lot Numbers
Parcel Acres
Parcel Numbers



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

Buildings
☐ County Line
Lot Numbers
Parcel Acres
Parcel Numbers
☐ Parcel Lines
Bluff City TN
Zoning
☐ B-3
☐ R-2
Current Zoning
☐ B-4
☐ M-1
☐ P8D/SC
107
B-1



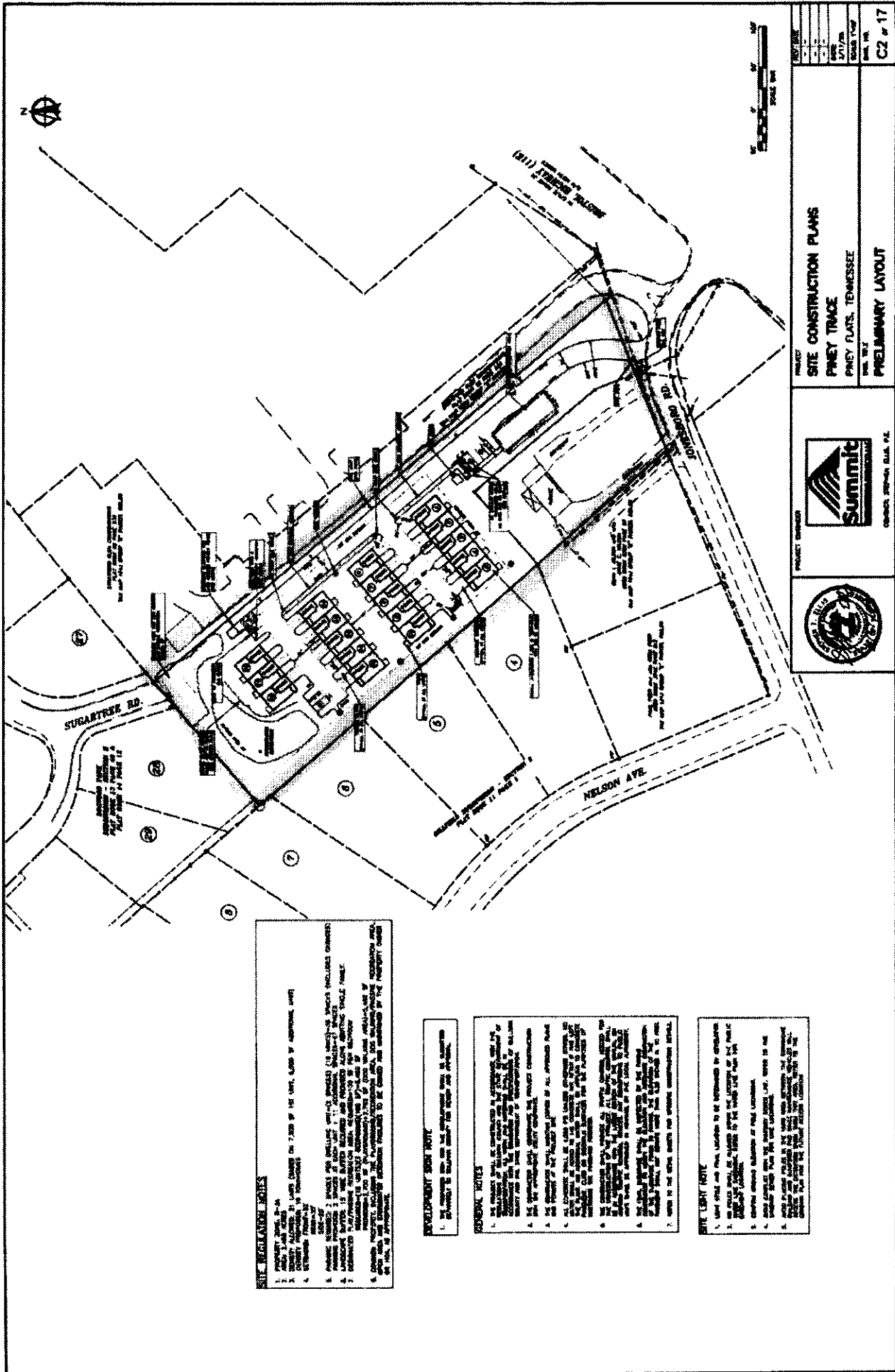
**Sullivan County, TN
Planning and Codes Dept.**



0 225 Feet



107



SULLIVAN COUNTY

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



109

NOTICE OF REZONING REQUEST

February 10, 2025

Dear Property Owner:

Please be advised that your adjacent landowner, Gateway Development, has requested their property located at 408 Jonesboro Road, be rezoned from **Planned Business/Shopping Center (PBD/SC)** to **Multi-family Residential (R-3A and Single-Family Residential (R-1))** for the purpose of subdividing out the existing single-family home (for R-1) and developing the vacant land for townhouses (R-3A). Attached is a Concept Plan of the proposed development. The applicant is Gateway Development, which is a partnership between Terry Orth, Jordan Hodge and Chance Street. These are the same builders of Orth Homes. The following are the scheduled meeting dates for this request:

Sullivan County Regional Planning Commission – Tuesday, March 18, 2025 at 6:00PM
(to be held in the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville, 2nd Floor)

Sullivan County Commission's Work Session – Thursday, April 10, 2025 at 6:00 PM
(to be held in the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville, 2nd Floor)

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 or you may call me directly at 423.279.2603.

Regards,

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

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


**SIXRIVERS
MEDIA**

Times News • Johnson City Press • The Tomahawk • Erwin Record • Herald & Tribune
Main Office: 701 Lynn Garden Drive Kingsport, TN 37660 • 423-392-1311

Classified Invoice

SULLIVAN CO PLANNING & CODES
3425 TENN. HWY 126
HISTORICAL SNOW HOUSE
BLOUNTVILLE, TN 37617

Acct#:1047408
Ad#:8650
Phone#:423-323-6440
Date:02/18/2025

Salesperson: Makayla Wilder

Classification: Legal Notices

Ad Size: 2.0 x 25.00

Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
Kingsport Times News	02/21/2025	02/21/2025	1	95.00	95.00
Affidavit	-	-	-	-	5.00
Box Charge	-	-	-	-	5.00
Bold Words	-	-	-	-	0.30
Underline No Charge	-	-	-	-	0.00

Payment Information:

Date: 02/18/2025 Order#: 8650 Type: ACCOUNT:Bill at Expiry

Total Amount: 105.30

Amount Due: 105.30

Thank you for your business.

Ad Copy

PUBLIC NOTICE

112

Sullivan County Regional Planning Commission shall hold a public meeting on Tuesday, March 18, 2025 at 6:00PM within the Historic Courthouse, located at 3411 Hwy 126, Blountville. The purpose of the meeting is to consider an individual rezoning request from Gateway Development to rezone their property at 408 Jonesboro Road, Piney Flats, from PBD/SC (Planned Business District - Shopping Center) to R-1 for the existing house and R-3A for a Planned Townhouse Development. The property is Tax Map 124, Parcel 144.00.

The final public hearing of the proposed individual property rezoning map amendment shall be heard by the Sullivan County Commission during the Thursday, April 10, 2025 Work Session Zoning Hearing at 6:00PM, which shall be held in the Commission Room of the Sullivan County Historic Courthouse, at 3411 Highway 126, Blountville. All inquiries, questions or concerns can be shared prior to the public meeting by contacting the Planning Director at 423.279.2603 or by emailing her: planning@sullivancountyttn.gov. Copies of the requests are filed in the Sullivan County Planning & Codes Department located next to the courthouse, within the Historic Snow House at 3425 Hwy 126, Blountville, TN. The public is welcome to attend all of these meetings.

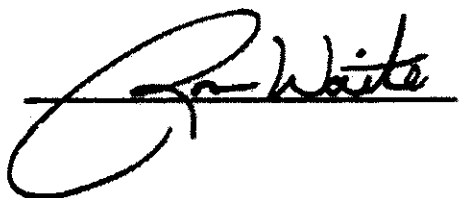
PUB1T: 2/21/25

Affidavit of Publication
TIMES NEWS
 701 Lynn Garden Drive • Kingsport
 County of Sullivan, State of Tennessee

I, Ron Waite, being duly sworn upon oath, deposes and state that I am the publisher of the Times News, a daily newspaper published in the City of Kingsport, County of Sullivan, in the State of Tennessee. This Legal Notice contains a true and correct copy of what was published in the regular edition of said newspaper, in consecutive issues on the following dates:

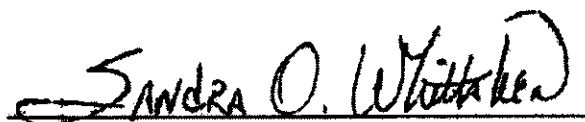
Publication Dates: 02/21/2025

Ad#: 8650

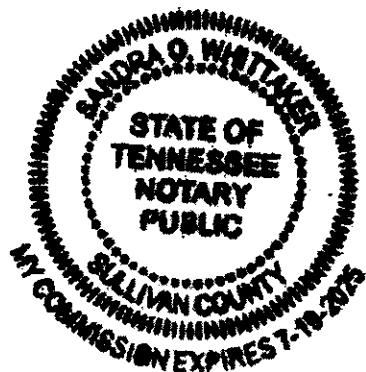


Ron Waite

Signed and sworn to before me
 on 02/21/2025



Sandra O. Whittaker - Notary Public
 My commission expires: July 19, 2025



This legal notice was published online at www.timesnews.net and
www.tnpublicnotice.com during the dates listed.
 This publication fully complies with Tennessee Code.

PUBLIC NOTICE

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PUB1T: 2/21/25

Zoning Final Public Hearing for Zoning Plan Amendments:

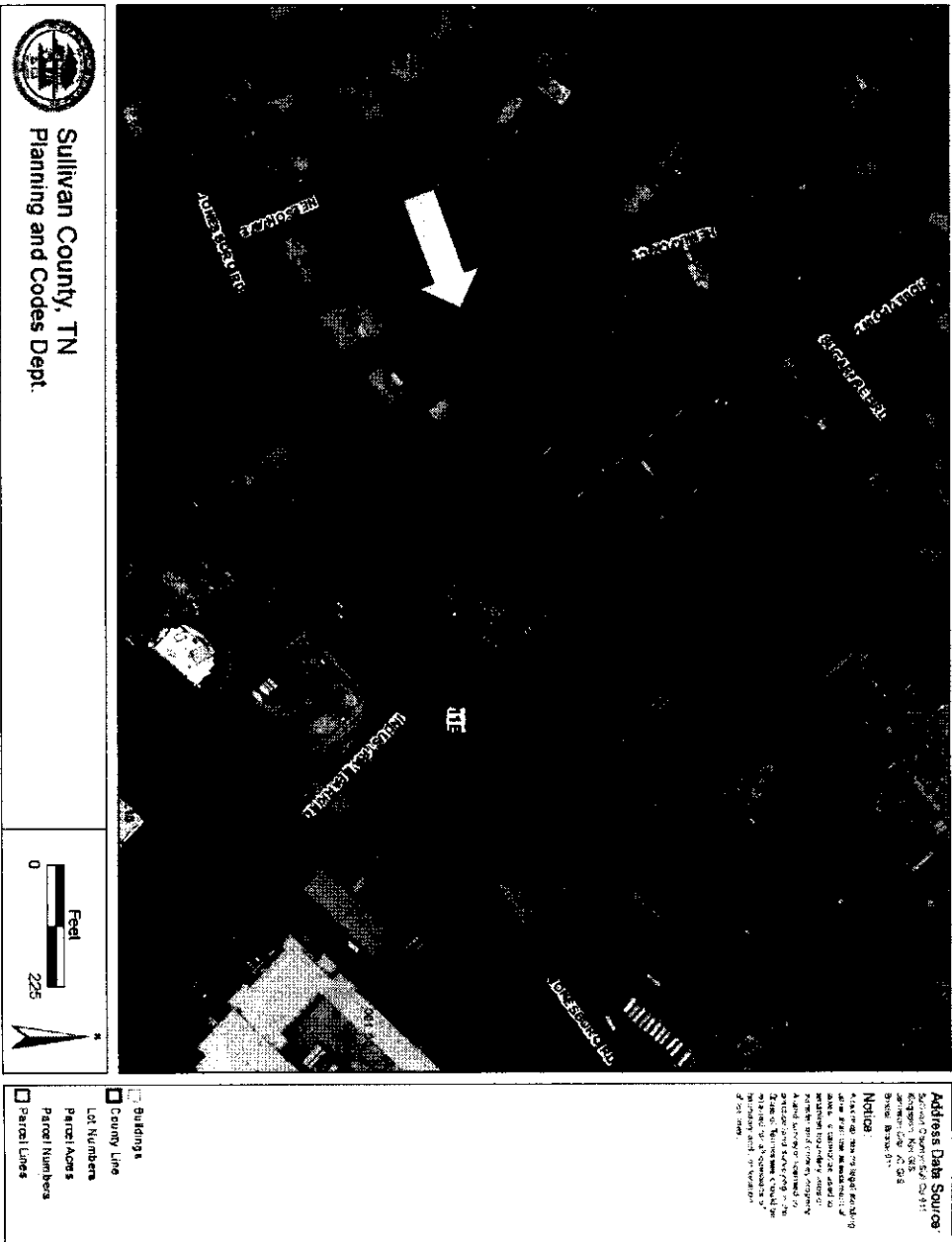
Individual Property Rezoning Requests and/or Zoning Resolution Amendments

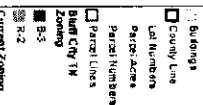
Sullivan County Commission @ Work Session - Zoning Hearing: April 10, 2025

Individual Rezoning Requests Reviewed by Sullivan County Regional Planning Commission: March 18, 2025

- Case #1: Rezoning Request from PBD/SC to R-1 and R-3A at 408 Jonesboro Road, Piney Flats

**Civil District 9th
Commission District 5th
(King, Glover)**





2024/02/23 11:28:07

2024/02/23 11:28:44

2024/02/23 11:27:51

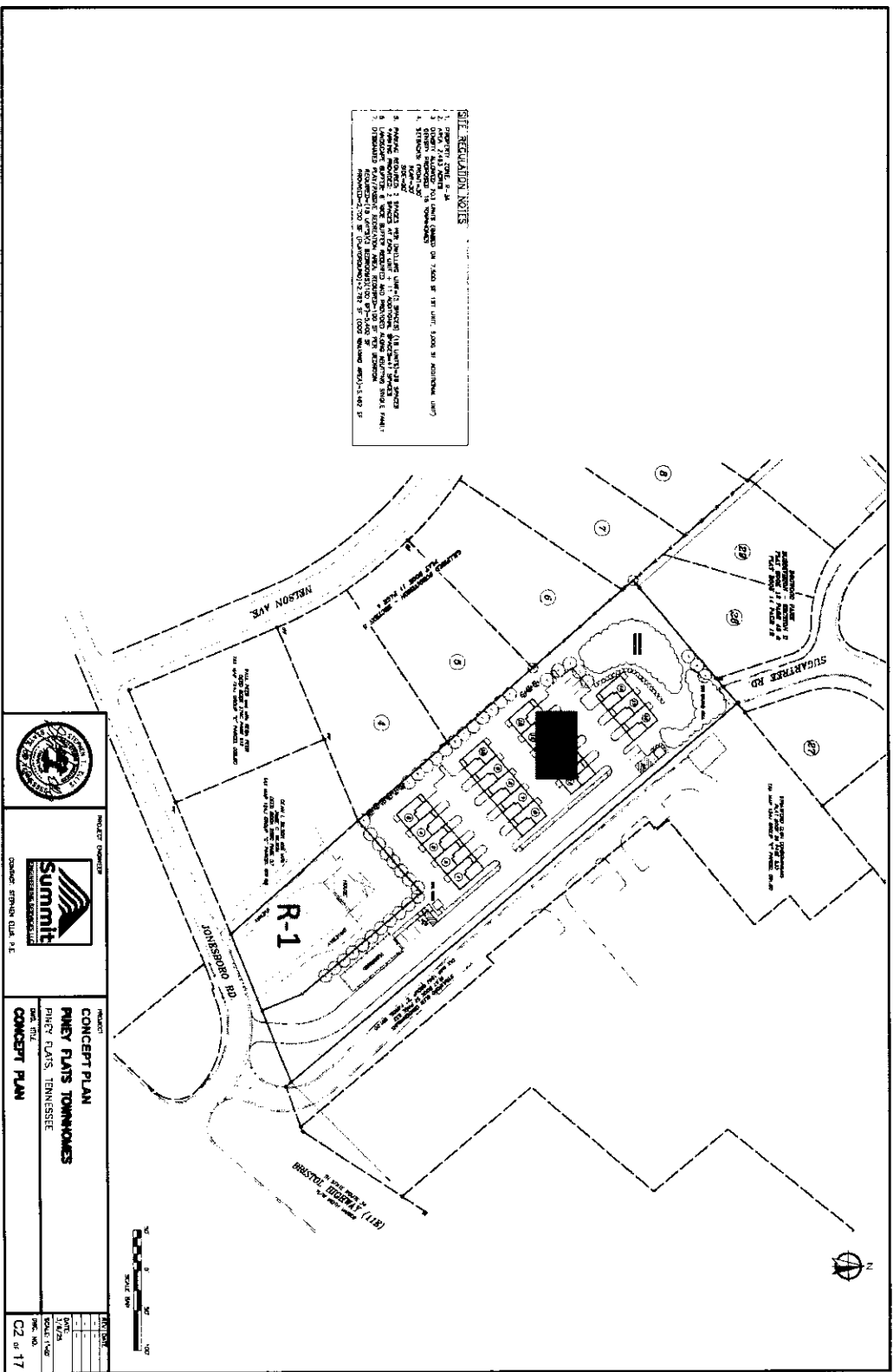
2024/02/23 11:31:18

NOTICE
 THIS AREA IS
 UNDER SURVEILLANCE
 12/1/2023

The existing house
has been subdivided
out and
recommending
rezoning from PBD to
R-1 for conformance.

The remaining
acreage is
recommended for
R-3A zoning for a
proposed 18-unit
Townhouse PUD
Community.

Johnson City Public
Water and Sewer are
Available.



COUNTY COMMISSION WORK SESSION**April 10, 2025**

- ❖ Public Comment Agenda Items
- ❖ Public Comment: Non-Agenda Items
- ❖ Review of Old Business and Draft Resolutions
- ❖ Announcements
- ❖ Conclusion of Work Session

OLD BUSINESS

Item 1 Resolution No. 2025-02-14

Sponsors: Harvey/Stidham

RESOLUTION TO ESTABLISH AN ANNUAL FUND WITHIN THE SULLIVAN COUNTY BUDGET TO PROVIDE FUNDING ASSISTANCE, AT THE DISCRETION OF THE SULLIVAN COUNTY COMMISSION ON A CASE-BY-CASE BASIS, TO NONPROFIT ORGANIZATIONS.

Item 2 Resolution No. 2025-03-06

Sponsors: Ireson/Vanover

RESOLUTION TO APPROVE ADJUSTMENT IN COMPENSATION OF GENERAL SESSIONS COURT STAFF TO EQUALIZE PAY FOR THOSE FOR COMPARATIVE WORK AND ESTABLISH STARTING COMPENSATION LEVELS GOING FORWARD AND INCLUDE AMENDMENTS TO THE APPROPRIATIONS IN THE 2024-25 FISCAL YEAR GENERAL FUND FOR THEIR RESPECTIVE ACCOUNTS.

NEW BUSINESS

Item 3 Resolution No. 2025-04-02

Sponsors: Ireson/Hayes

RESOLUTION TO APPROVE THE TRANSFER OF A 2003 CHEVY 3500 4 DOOR VEHICLE TO BLUFF CITY PUBLIC WORKS DEPARTMENT AT THE REQUEST OF SCOTT MURRAY HIGHWAY COMMISSIONER.

Item 4 Resolution No. 2025-04-03

Sponsors: Akard/Jones

RESOLUTION TO AMEND THE 2024-2025 BUDGET FOR THE PURCHASING DEPARTMENT IN THE AMOUNT OF \$39,672 TO PURCHASE A NEW FORKLIFT.

Item 5 Resolution No. 2025-04-04

Sponsors: Harvey/Gardner

RESOLUTION TO ADOPT A POLICY THAT ANY COUNTY FUNDING TO PARKS AND/OR MUSEUMS SHALL BE PAID WITH OCCUPANCY TAX REVENUES.

Item 6 Resolution No. 2025-04-05

Sponsors: Vanover/Crosswhite

RESOLUTION TO APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE FOR THE PURCHASE AND INSTALLATION OF A COOLING TOWER AT EMMETT ELEMENTARY SCHOOL.

Item 7 Resolution No. 2025-04-06

Sponsors: Vanover/Crosswhite

RESOLUTION TO RECOGNIZE REVISION 2 OF THE FY 2025 INNOVATIVE SCHOOL MODELS (ISM) GRANT FUNDS IN THE GENERAL PURPOSE SCHOOL FUND.

CONTINUED

Item 8 Resolution 2025-04-07

Sponsors: Ireson/Calton

RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY HIGHWAY DEPARTMENT TO ENTER A CONTRACT TO RESURFACE AND RESTRIPE A SECTION OF COX HOLLOW ROAD TO BE PAID FOR BY THE CITY OF KINGSPORT, SAID SECTION OF ROADWAY LOCATED WITHIN THE CITY.

Item 9 Resolution 2025-04-08

Sponsors: Pierce/Calton

RESOLUTION TO RECOGNIZE AND APPROPRIATE ADDITIONAL FUNDS FROM THE OPIOID ABATEMENT FUND TO THE GENERAL FUND – SHERIFF'S DEPARTMENT BUDGET IN THE AMOUNT \$188,524

SULLIVAN COUNTY BOARD OF COMMISSIONERS
County Commission - Work Session
Public Comment 1 - Agenda Topics

April 10, 2025



City

Street Address

Name

1	Victoria M. Hunt	Rockhold Rd
2		
3		
4		
5		
6		
7		
8		
9		
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11		
12		

SULLIVAN COUNTY BOARD OF COMMISSIONERS
County Commission - Work Session
Public Comment 2 - Non Agenda Topics

April 10, 2025



	Name	Street Address	City
1	Victoria M. Hunt	Rockheld Rd	
2	Darry Stambus	(Branch House)	
3			
4			
5			
6			
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12			



The Need for Branch House

Sexual and Domestic Violence in Sullivan County

- Highest Sexual Assault Rate: The Tennessee Department of Health reported that Sullivan County had the highest rate of sexual assault in the state in both 2020 and 2021, and ranked 2nd highest from 2016 to 2019.
- Highest Domestic Violence Rate in Northeast Tennessee: According to TBI Crime Insights, Sullivan County recorded 1,246 domestic violence reports in 2023—nearly double the number in neighboring Washington County.

Impact & Benefit to Citizens

- Prior to BH- 71% of homicides in Sullivan County were DV related
- In the past 5 years 27% of homicides were DV related
- 2004 Report from TN Comptroller of the Treasury- each homicide in TN costs taxpayers an average of \$401,138

Branch House Funding

Due to cuts in Victims of Crime Act (VOCA) funding, Branch House no longer receives federal funding. In January 2025, Branch House was transitioned from the Office of Criminal Justice Programs (OCJP) to a temporary state funding source through June 30, 2025. However, the funding source for FY 2025-2026 remains uncertain.

The \$50,000 funding request will be used to:

- Continue to provide free coordinated services & resources to victims of violence
- Sustain Sexual Assault Nurse Examiner (SANE) program operations
- Fund ongoing training and education for SART & DVRT members
- Enhance service provision and accessibility for clients
- Provide free office space for partner agencies

Organizational Summary

Through collaboration with over 40 local and national organizations and on-site partners (Frontier Health, Abuse Alternatives, and Legal Aid of East TN), Branch House coordinates a wide range of critical, no-cost services, including:

- Sexual assault forensic examinations
- Emergency financial assistance for families fleeing abuse
 - New resource added this year after securing grant funding from SCC
- Protective orders and civil legal assistance
- Immediate and long-term advocacy
- Counseling
- Emergency shelter and housing assistance
- Pet fostering for survivors unable to leave pets behind
- Emergency food provisions
- Transportation coordination
- Emergency cell phones
- Ring doorbells for enhanced safety
 - New resource added this year



Beyond direct victim services, Branch House is a leader in interagency coordination, working to improve systemic responses to interpersonal violence:

- **Sexual Assault Response Team (SART):** A monthly collaboration among law enforcement, Sexual Assault Nurse Examiners (SANEs), advocates, prosecutors, and mental health professionals to ensure sexual assault cases are handled effectively, legally, and with survivor-centered care.
- **Coordinated Community Response (CCR):** A quarterly forum for partner organizations to strengthen agency collaboration, identify service gaps, and enhance service provision.
- **Domestic Violence Response Team (DVRT):** In 2024, Branch House launched the region's first and only DVRT, using Branch House developed and law enforcement-led lethality assessments to identify high-risk domestic violence cases in need of intervention to reduce the risk of domestic violence-related homicides.

Through these agency meetings changes to domestic violence & sexual assault laws are discussed and included in agency policies and protocols to ensure compliance. Cases are also reviewed to ensure victims/cases aren't ignored or improperly investigated.

- JC lawsuit settlement- \$28 million
- Bristol Va lawsuit for sexual assault response

Coordinated Response in Action

Regional human trafficking ring bust Tuesday, 4/8/25

- 3 law enforcement agencies- Sullivan County Sheriff's Office, Bristol Police Department, & Johnson City Police Department
- FBI interpreters
- TBI investigators

Branch House was designated as command central where all victims were brought. Agency interviews were conducted on-site, and Branch House coordinated/provided:

- SANE
- Mental health crisis interventionist
- Community Coalition Against Human Trafficking case worker
- Sexual assault advocate

Projects Funded

In July 2023, Branch House became the primary provider of sexual assault forensic exams in Sullivan County following an agreement with Ballad Health. **Branch House is the only:**

- Community-based SANE program within a 100-mile radius
- Non-grant-funded SANE program in Tennessee
- Hybrid family justice center and sexual assault center in the state
 - Other regions have both which require separate funding- Separate directors & staff, separate building costs
- FJC in the state with a SART (Sexual Assault Response Team) Coordinator
 - Referred by TN Coalition to meet with Capital Hill Gov Relations group to discuss the importance & role of SART Coordinators
 - Two bills being voted on by TN senate to mandate the SART Coordinator position statewide- 1 introduced by Senator Bobby Harshbarger

Process for creating and building the program detailed in an article published in the Journal of Forensic Nursing.



This unique model has earned statewide recognition, with Branch House considered a bench mark program. We are frequently consulted by state agencies and officials on issues surrounding sexual assault response and forensic service provision. In 2024, the SANE program was honored at the Tennessee Family Justice Center Conference for its contributions. New directors are sent to BH for training.

Sustaining and Expanding SANE Services

State law mandates that medical forensic services must be provided at no cost to victims, yet state reimbursements fail to cover the full costs of:

- Clinical equipment and medical supplies
- SANE nurse compensation
- Annual medical liability insurance premiums
- International Association of Forensic Nurses (IAFN) memberships and certifications
- Specialized SANE training courses

BH will always work to expand & improve services. We're already working to:

- Become an IAFN approved clinical preceptor site
- Develop a 40 hour SANE instructional course to provide in-person education
 - This would save BH money but could also be a source of income

*We're always working toward becoming more financially independent & self-sustaining, while still providing free services & resources to those in need, but that's a process that takes time.

25 Community events in 2024 (2 per month)

- Mark Vance Awards
- Blountville Tree Lighting
- 5 Community Health Fairs
- Northeast State
- ETSU
- BTPD- National Night Out
- West Ridge HS
- Sullivan County Health Department
- Bristol Motor Speedway
 - No budget for marketing/commercials
 - Attending community events is the only way we have to raise awareness for our services

Government officials who supported/implemented FJC Initiative:

- President George W Bush- 2003 Bush created the President's FJC Initiative
- Govenor Bill Haslam
- Senator Ron Ramsey
- General Barry Staubus

Recent political visits/communications:

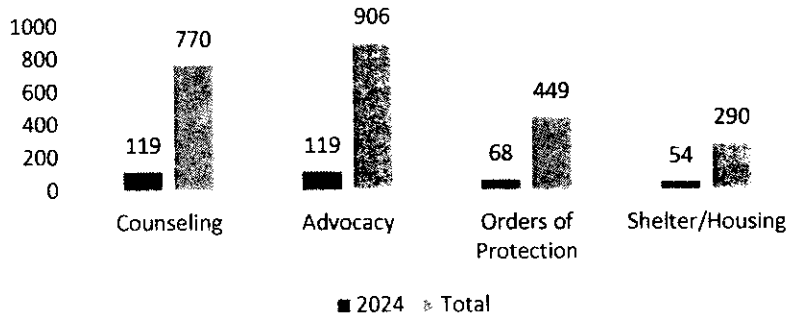
- Senator Blackburn's office
- Rep Diana Harshbarger- Harshbarger's office refers clients to Branch House



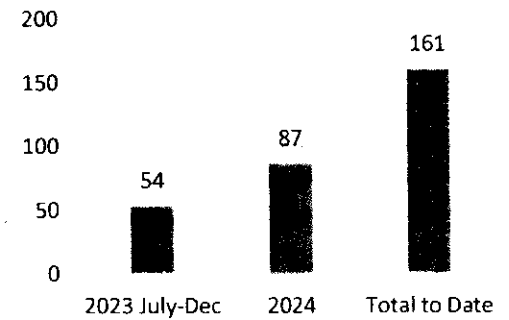
Client Victimization

Sexual Assault		Domestic Violence		Trafficking		Stalking		Total	
2024	Total	2024	Total	2024	Total	2024	Total	2024	Total
115	420	159	1,228	6	24	89	469	294	1,955

Client Services Provided



Medical Forensic Exams



19

Clients Provided
Transportation

44

Families Provided
Food Boxes

15

Clients Provided
Cellphone

13

Clients Provided
Clothing

Training Survey Comments

Law Enforcement:

"Branch House is great and has made a significant difference in the way we are able to help victims in our community."

"Thank you for educating LE on resources for DV victims to try and reduce recurring violence. Always great to see the work put in to help DV victims and going the extra mile to make victims feel comfortable."

"Great agency! Proud to have you in our community!"

"Increased my knowledge on how I can better serve victims of DV in my community."

Grand Jury Members:

"Proud of my community for supporting this agency."

"Wonderful what Branch House does for our community, and how well it works with law enforcement. What they are doing here for women and our community is incredible."

"This area finally has resources for women that have been so needed. I had no idea women with DV and SA finally have a safe place. This place truly is a godsend."



313 Foothills Dr.
Blountville, TN 37617
423-574-7233

Sullivan County EMS

"Branch House has helped me tremendously over the past year. Thankful for Branch House and all the resources."

"Such a blessing to have this service here and so close."

"A great option for patients with needs that the hospital just can't provide."

*Sullivan County
Board of County Commissioners
245th Annual Session*

Item 01
Resolution, No. 2025-02-14

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 20th day of March 2025.

RESOLUTION TO ESTABLISH AN ANNUAL FUND WITHIN THE SULLIVAN COUNTY BUDGET TO PROVIDE FUNDING ASSISTANCE, AT THE DISCRETION OF THE SULLIVAN COUNTY COMMISSION ON A CASE-BY-CASE BASIS, TO NONPROFIT.

WHEREAS historically, the Sullivan County Commission has included funding for nonprofit organizations in the county's annual fiscal year budget; and

WHEREAS the total amount of dollars spent to assist nonprofit organizations, as well as the number of organizations seeking and receiving county funding has grown; and

WHEREAS development of the 2025-2026 FY Budget is in its early stages and there is discussion of zeroing out all county funding to nonprofit organizations; and

WHEREAS instead, a change in process would better benefit the county, the nonprofits in question and county residents, and promote (rather than destroy) the goodwill brought upon Sullivan County for continued partnership with those working in community service to help others; and

WHEREAS county funding not only directly helps nonprofit organizations, but also helps, perhaps more so, indirectly, as "seed money" by providing proof to other potential donors that the organizations have the support and confidence of Sullivan County.

NOW, THEREFORE, BE IT RESOLVED the Sullivan County Commission approves appropriation of up to and no more than \$200,000 within the General Fund each fiscal year, beginning with FY 2025-2026 and in perpetuity, for potential allocation to nonprofit organizations.

FURTHER BE IT RESOLVED allocations from the new account will be considered on a case-by-case basis by the Sullivan County Commission, and consideration of requests for funding will take place only after the completion and approval of each fiscal budget year, and/or after July 1 of the calendar year in which the fiscal year begins, whichever last occurs.

AND FURTHER BE IT RESOLVED funding to volunteer fire departments and emergency medical response agencies throughout the county will continue to be funded outside of this budgetary process and is not subject to this plan for nonprofit funding.

CONTINUED

Item 1
Resolution, No. 2025-02-14

Duly adopted ____ day of ____ 2025.

Reviewed by Chairman: _____
John T. Gardner, Chairman, Sullivan County Commission

ATTEST: _____
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____.

Teresa Jacobs, County Clerk

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____.

Mayor, Sullivan County

Sponsor: Commissioner Cheryl Harvey
Cosponsors: Commissioner Gary Stidham, Commissioner Darlene Calton, Commissioner Joyce Crosswhite.

ACTIONS: March 20, 2025 – Offered by sponsor as replacement in full of all prior versions of Resolution No. 2025-02-14. SPONSOR PLANS TO REQUEST DEFER CONSIDERATION TO NEXT MONTH. 03/20/25 Deferred by sponsor. 04/10/25 (Work Session) Sponsor requested resolution be considered at regular meeting on 04/17/25.

*Sullivan County
Board of County Commissioners
245th Annual Session*

Item 2
Resolution No. 2025-03-06

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 20th day of March 2025.

RESOLUTION TO APPROVE ADJUSTMENT IN COMPENSATION OF GENERAL SESSIONS COURT STAFF TO EQUALIZE PAY FOR THOSE FOR COMPARATIVE WORK AND ESTABLISH STARTING COMPENSATION LEVELS GOING FORWARD AND INCLUDE AMENDMENTS TO THE APPROPRIATIONS IN THE 2024-25 FISCAL YEAR GENERAL FUND FOR THEIR RESPECTIVE ACCOUNTS.

WHEREAS Sullivan County has four General Sessions Court which have been establish over the years with similar responsibilities operating with one or more supporting staff members; and,

WHEREAS these employees, for one reason or another, have varying levels of compensation without any clear reason or support for the amount; and,

WHEREAS after much discussion of those variances in pay, no equalization effort has been attained at this point, due to variances in tenure, etc.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in regular Session on March 20th, 2025, approve \$29,503.44 (\$24.39) shall be funded from the Fund Balance of the General Fund to set the same level of compensation for each of the existing employees; and,

FURTHER BE IT RESOLVED the compensation of these employees will be subject to any across the budget increase set by the Sullivan County Commission for all employees in the General Fund for the 2025-26 fiscal year's budget. Budgetary amounts allocated to each judgeship appropriations shall be the amounts based upon the calculation establishing the \$29,503.44.

The Finance department will assign the account codes.

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

Waiver of the Rules Requested

This item shall take effect immediately upon passage, the public welfare requiring it.

Duly adopted ____ day of ____ 2025.

CONTINUED

Item 2

Resolution No. 2025-03-06

Reviewed by Chairman: _____
 John T. Gardner, Chairman, Sullivan County Commission

ATTEST: _____
 Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____.

 Teresa Jacobs, County Clerk

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____
 Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
 Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____.

 Mayor, Sullivan County

Sponsor: Commissioner Mark Ireson

Cosponsors: Commissioner Zane Vanover; Commissioner Darlene Calton; Commissioner Travis Ward; Commissioner Michael Cole; Commissioner Gary Stidham; Commissioner Larry Crawford; Commissioner Joe Carr; Commissioner Joseph McMurray.

ACTIONS: 03/20/25 1st Reading; 04/10/25 (Work Session) Sponsor requested resolution be considered at regular meeting on 04/17/25.

*Sullivan County
Board of County Commissioners
245th Annual Session*

Item 3
Resolution No. 2025-04-02

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 17 day of April 2025.

RESOLUTION TO APPROVE THE TRANSFER OF A 2003 CHEVY 3500 4 DOOR VEHICLE TO BLUFF CITY PUBLIC WORKS DEPARTMENT AT THE REQUEST OF SCOTT MURRAY HIGHWAY COMMISSIONER.

WHEREAS the Sullivan County Highway Department has checked with other county departments in Sullivan County, and no other county department wants this used vehicle; and

WHEREAS Bluff City is in desperate need of this vehicle.

NOW THEREFORE BE IT RESOLVED by the Sullivan County Board of Commissioners meeting in Regular Session that they hereby approve this transfer to the City of Bluff City Department of Public the following vehicle : HWY Department #511---- 2003 Chevy 3500 4 door 6 Speed Manual 8.1L, Gas, S/N 1GBJK33G53F148790 asset # 1157 Service Truck with approximately 195,000 miles (GY-1226) tag to be removed and insurance will be removed from Hwy Dept inventory after this transfer is complete. This resolution to authorize Sullivan County Purchasing agent to Transfer Title to this vehicle at no cost to the county.

This transfer is subject to the approval of the Finance Committee meeting April 15, 2025

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

Duly passed and approved this ____ day of ____ 2025.

Reviewed by Chairman: _____
John T. Gardner, Chairman, Sullivan County Commission

ATTEST: _____
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____.

Teresa Jacobs, County Clerk

CONTINUED

Item 3
Resolution No. 2025-04-02

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____
day of _____, 20____ at or about the following time _____ by the
following _____ method:
_____.

Mayor, Sullivan County

Sponsor: Commissioner Mark Ireson

Cosponsor: Commissioner David Hayes

ACTIONS: 04/10/25 (Work Session) Sponsor requested Consent agenda for regular meeting on 04/17/25.

*Sullivan County
Board of County Commissioners
245th Annual Session*

Item 4
Resolution No. 2025-04-03

To the Honorable Richard Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of April 2025.

RESOLUTION TO AMEND THE 2024-2025 BUDGET FOR THE PURCHASING DEPARTMENT IN THE AMOUNT OF \$39,672 TO PURCHASE A NEW FORKLIFT.

WHEREAS the Purchasing Department currently is utilizing a 1981 model Yale forklift in the receiving department and allows County Buildings and the EMS garage to use the same based upon their needs; and

WHEREAS the Receiving department will soon move to the county facilities on School Avenue, making the shared use no longer feasible; and

WHEREAS, when the Purchasing Agent presented the need to the Budget committee in the March meeting, the Budget Committee recommended that the Purchasing Agent seek to amend the 2024 – 2025 fiscal year budget and begin the process of purchasing a new forklift for the Blountville campus; and

WHEREAS, the Purchasing Department has secured quotes for a new forklift that will meet the changing needs of the receiving department due to bigger and longer pallets but, most importantly, that can be serviced locally.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, this 17th day of April 2025, shall hereby amend the Purchasing Department's 2024 – 2025 fiscal year budget by \$39,672 to purchase a new forklift for the Receiving Department at the Blountville campus funding from the General Fund balance. Account codes to be assigned by the Finance Department.

WAIVER OF THE RULES REQUESTED

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

Duly passed and approved this ____ day of ____ 2025.

Reviewed by Chairman: _____
John T. Gardner, Chairman, Sullivan County Commission

ATTEST: _____
Teresa Jacobs, County Clerk

CONTINUED

Item 4
Resolution No. 2025-04-03

Delivered to the Sullivan County Mayor or his secretary this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____.

Teresa Jacobs, County Clerk

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____.

Mayor, Sullivan County

Sponsor: Commissioner David Akard
Cosponsor: Commissioner Sam Jones

ACTIONS: 04/10/25 (Work Session) Sponsor requested Waiver of Rules for regular meeting on 04/17/25.

*Sullivan County
Board of County Commissioners
245th Annual Session*

Item 5
Resolution No. 2025-04-04

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of April 2025.

RESOLUTION TO ESTABLISH POLICY FOR ANY COUNTY FUNDING TO PARKS AND / OR MUSEUMS SHALL BE PAID WITH OCCUPANCY TAX REVENUES.

WHEREAS, in the past Sullivan County provided annual funding to city parks and to local museums within the County budget, under nonprofit appropriations under the General Fund; and

WHEREAS Sullivan County has since established an occupancy tax, which provides a new revenue stream for promoting and supporting the County's attractions, such as parks and museums.

NOW, THEREFORE BE IT RESOLVED the Board of Commissioners of Sullivan County, meeting in Regular Session on April 17, 2025, adopts a policy that any future County funding for local parks and / or museums shall come from occupancy tax revenues, which align legally with the State of Tennessee's occupancy tax guidelines, thus removing this financial burden from local taxpayers to provide this support.

Duly adopted ____ day of ____ 2025.

Reviewed by Chairman: _____
John T. Gardner, Chairman, Sullivan County Commission

ATTEST: _____
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____.

Teresa Jacobs, County Clerk

CONTINUED

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____
day of _____, 20____ at or about the following time _____ by the
following _____ method:
_____.

Mayor, Sullivan County

Sponsor: Commissioner Cheryl Harvey
Cosponsors: Commissioner John Gardner

ACTIONS: 04/10/25 (Work Session) Sponsor requested 1ST Reading for regular meeting on
04/17/25.

*Sullivan County
Board of County Commissioners
245th Annual Session*

Item 6
Resolution No. 2025-04-05

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of April 2025.

RESOLUTION TO APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE FOR THE PURCHASE AND INSTALLATION OF A COOLING TOWER AT EMMETT ELEMENTARY SCHOOL.

WHEREAS the cooling tower at Emmett Elementary School is experiencing critical failures and needs emergency replacement; and

WHEREAS the Board of Education approved a total expenditure from undesignated fund balance of up to \$275,000.00 for this project; and

NOW THEREFORE BE IT FURTHER RESOLVED THAT the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the allocation of funds from the Sullivan County Board of Education Undesignated Fund Balance to the General Purpose School Budget in the amount of up to \$275,000.00 for the purchase and installation of a cooling tower at Emmett Elementary School.

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

Duly adopted ____ day of ____ 2025.

Reviewed by Chairman: _____
John T. Gardner, Chairman, Sullivan County Commission

ATTEST: _____
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____.

Teresa Jacobs, County Clerk

CONTINUED

Item 6
Resolution No. 2025-04-05

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____
day of _____, 20____ at or about the following time _____ by the
following _____ method:
_____.

Mayor, Sullivan County

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

ACTIONS: 04/10/25 (Work Session) Sponsor requested Consent agenda for regular meeting on
04/17/25.

***Sullivan County
Board of County Commissioners
245th Annual Session***

Item 7
Resolution No. 2025-04-06

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of April 2025.

RESOLUTION TO RECOGNIZE REVISION 2 OF THE FY 2025 INNOVATIVE SCHOOL MODELS (ISM) GRANT FUNDS IN THE GENERAL PURPOSE SCHOOL FUND.

WHEREAS, the Sullivan County Department of Education has received funding through the state of Tennessee to support the Innovative School Models; and

WHEREAS, the Sullivan County Department of Education has recognized the need to amend the budget within the accounts these funds are recognized in; and

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the Sullivan County Department of Education to amend the budget for said grant funds in the General Purpose School Fund as follows:

Account Number	Account Description	Amount
71100-722-717	Regular Instruction Equip	+15,000.00
71300-429-717	Instructional Supplies & Mtls	-15,000.00
71300-730-717	Vocational Instruction Equip	+120,000.00
76100-706-717	Building Construction	-120,000.00

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.

Adopted this ____ day of _____ 2025.

Reviewed by Chairman: _____
John T. Gardner, Chairman, Sullivan County Commission

ATTEST: _____
Teresa Jacobs, County Clerk

CONTINUED

Item 7
Resolution No. 2025-04-06

Delivered to the Sullivan County Mayor or his secretary this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____.

Teresa Jacobs, County Clerk

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____.

Mayor, Sullivan County

Sponsor: Commissioner Zane Vanover
Cosponsors: Commissioner Joyce Crosswhite

ACTIONS: 04/10/25 (Work Session) Sponsor requested Consent agenda for regular meeting on 04/17/25.

*Sullivan County
Board of County Commissioners
245th Annual Session*

Item 8
Resolution No. 2025-04-07

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of April 2025.

RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY HIGHWAY DEPARTMENT TO ENTER A CONTRACT TO RESURFACE AND RESTRIPE A SECTION OF COX HOLLOW ROAD TO BE PAID FOR BY THE CITY OF KINGSPORT, SAID SECTION OF ROADWAY LOCATED WITHIN THE CITY.

WHEREAS the city of Kingsport has agreed to contract with the Sullivan County Highway Department for the resurfacing of their portion of Cox Hollow Road, located in the 8th commissioner district of Sullivan County; and

WHEREAS the Sullivan County Highway Department has reviewed the project and estimated the costs at \$56,806.74.

NOW, THEREFORE BE IT RESOLVED THE BOARD OF COMMISSIONERS OF SULLIVAN COUNTY, MEETING IN REGULAR SESSION THIS 17TH DAY OF APRIL 2025, HEREBY AUTHORIZES THE SULLIVAN COUNTY HIGHWAY DEPARTMENT TO ENTER A CONTRACT WITH THE CITY OF KINGSPORT FOR THE COX HOLLOW ROAD PROJECT AND TO PRODUCE, TRANSPORT AND PLACE ASPHALT FOR ROADWAY OVERLAY AND PROVIDE STRIPING IN THE PROJECT AREA WITH REIMBURSEMENT FROM THE CITY ESTIMATED AT \$56,806.74. ACCOUNTS AND CODES TO BE ASSIGNED BY THE SULLIVAN COUNTY FINANCE DEPARTMENT.

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

Duly adopted this ____ day of ____ 2025.

Reviewed by Chairman: _____
John T. Gardner, Chairman, Sullivan County Commission

ATTEST: _____
Teresa Jacobs, County Clerk

CONTINUED

Item 8
Resolution No. 2025-04-07

Delivered to the Sullivan County Mayor or his secretary this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____.

Teresa Jacobs, County Clerk

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____.

Mayor, Sullivan County

Sponsor: Commissioner Mark Ireson
Cosponsors: Commissioner Darlene Calton

ACTIONS: 04/10/25 (Work Session) Sponsor requested Consent agenda for regular meeting on 04/17/25.

*Sullivan County
Board of County Commissioners
245th Annual Session*

Item 9
Resolution No. 2025-04-08

RESOLUTION TO RECOGNIZE AND APPROPRIATE ADDITIONAL FUNDS FROM THE OPIOID ABATEMENT FUND TO THE GENERAL FUND – SHERIFF'S DEPARTMENT BUDGET IN THE AMOUNT \$188,524.

WHEREAS, the Sullivan County Commission has approved to amend the Opioid Abatement fund in March to fund the Sullivan County Sheriff's Office- Pre-Trial Division; and

WHEREAS, the Sullivan County Sheriff's Office will budget these funds to aid the Pre-Trial Division; and

WHEREAS, the Sullivan County Sheriff's Office is requesting that the funds approved from the Opioid Abatement funds by the Sullivan County Commission be paid to the Sullivan County Sheriff's Office budget;

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby approve to recognize, and appropriate \$188,524 of Opioid Abatement funding to the Sullivan County Sheriff's office to fund the needs of the Sullivan County Sheriff's Office Pre-Trial Division. A program or project code will be set up by the Sullivan County Accounts and Budgets department to allow for easier accounting of these funds.

Expenditure Account: 101 E 54210 100	\$60,447
101 E 54210 200	\$20,990
101 E 54210 300	\$25,000
101 E 54210 400	\$16,551
101 E 54210 700	\$65,536

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.

Duly adopted this ____ day of ____ 2025.

Reviewed by Chairman: _____
John T. Gardner, Chairman, Sullivan County Commission

ATTEST: _____
Teresa Jacobs, County Clerk

CONTINUED

Item 9
Resolution No. 2025-04-08

Delivered to the Sullivan County Mayor or his secretary this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____.

Teresa Jacobs, County Clerk

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____, 20____ at or about the following time _____ by the following method: _____.

Mayor, Sullivan County

Sponsor: Commissioner Travis Ward
Cosponsor: Commissioner Zane Vanover

ACTIONS: 04/10/25 (Work Session) Sponsor requested Consent agenda for regular meeting on 04/17/25.

Sullivan County



AND THEREUPON COUNTY COMMISSION ADJOURNED AT 7:20 P.M. UPON MOTION MADE BY COMMISSIONER CALTON TO MEET AGAIN IN REGULAR SESSION ON APRIL 17, 2025.



JOHN GARDNER

COMMISSION CHAIRMAN