

COUNTY COMMISSION-REGULAR SESSION

634

JANUARY 15, 2026

BE IT REMEMBERED THAT:

COUNTY COMMISSION MET PURSUANT TO ADJOURNMENT IN REGULAR SESSION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS THIS THURSDAY EVENING, JANUARY 15, 2026, AT 6:00 P.M. IN BLOUNTVILLE, TENNESSEE. PRESENT AND PRESIDING WAS COMMISSIONER JOHN GARDNER, CHAIRMAN, AND TERESA JACOBS, COUNTY CLERK OF SAID BOARD OF COMMISSIONERS,

TO WIT:

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

COMMISSIONERS PRESENT AND ANSWERING ROLL WERE AS FOLLOWS:

DARLENE CALTON	MARK IRESON
JOE CARR	SAM JONES
MICHAEL COLE	DWIGHT KING
LARRY CRAWFORD	TONY LEONARD
ANDREW CROSS	MICHAEL HUNTER LOCKE
JOYCE CROSSWHITE	JOE MCMURRAY
JOHN GARDNER	JESSICA MEANS
HERSHEL GLOVER	ARCHIE PIERCE
CHERYL HARVEY	GARY STIDHAM
	ZANE VANOVER
BARRY HOPPER	TRAVIS WARD

21 PRESENT, 3 ABSENT
ABSENT AT ROLL CALL: AKARD, HAYES, HORNE

The following pages indicate the action taken by the commission on approval of notary applications and personal surety bonds, motions, resolutions, and other matters subject to the approval of the Board of Commissioners.

Motion was made by Comm. Crawford, and seconded by Comm. Ward to approve the minutes of the Rezoning Hearing/Work Session held on December 11, 2025, and the minutes of the Regular Session held on December 18, 2025. Approved 21 Yes, 3 Absent.

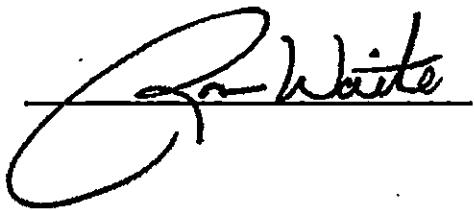
Affidavit of Publication
TIMES NEWS

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:

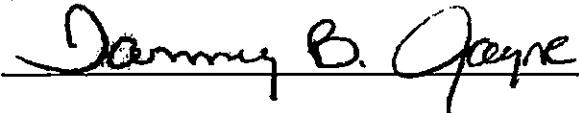
Publication Dates: 12/31/2025

Ad#: 13308



Ron Waite

Signed and sworn to before me
 on 12/31/2025



Tammy B. Jayne - Notary Public
 My commission expires: September 25, 2028

**PUBLIC NOTICE OF MEETINGS OF THE BOARD OF
 COMMISSIONERS OF SULLIVAN COUNTY, TENNESSEE
 FOR THE MONTH OF JANUARY 2026**

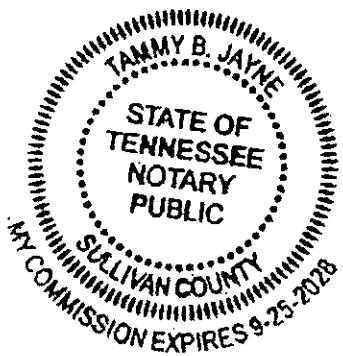
Notice is hereby given to all members of the Board of County Commissioners, all residents of Sullivan County, Tennessee, and to any and all other persons interested, that two (2) open, public meetings of the Board of County Commission of Sullivan County will be held at the regular meeting place of the Board at the Courthouse in Blountville, Tennessee during the month of January 2026. The monthly Work Session and public hearing/voting on amendments to the Sullivan County Zoning Resolution will commence at the hour of 6:00 p.m. on Thursday evening, January 8, 2026, and the monthly Regular Session will commence at the hour of 6:00 p.m. on Thursday evening, January 15, 2026. Any person wishing to provide public comment at such meetings shall sign up on the provided signup sheet prior to the start of the meeting.

Additionally, notice is given for the year of 2026, the monthly Work Session and public hearing/voting on amendments to the Sullivan County Zoning Resolution will be held on the second (2nd) Thursday of each month, and the monthly Regular Session will be held on the third (3rd) Thursday of each month unless those Thursdays fall on a holiday. There may be other adjourned and special called meetings of the County Commission during 2026 as ruled to conduct the business of the Sullivan County Commission.

This notice is given pursuant to the provisions of Section 8-44-101 to 8-44-108 inclusive of Tennessee Code Annotated.

Teresa Jacobs
 Sullivan County Clerk

PUB1T: 12/31/25



Affidavit of Publication

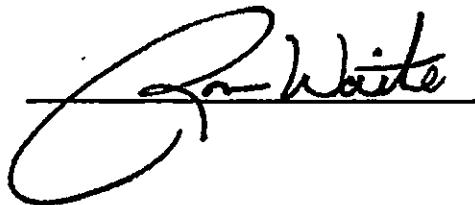
TIMES NEWS

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: 12/26/2025

Ad#: 13734

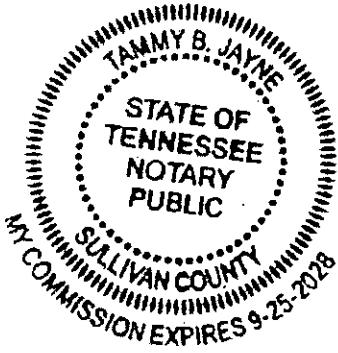


Ron Waite

Signed and sworn to before me
on 12/26/2025



Tammy B. Jayne - Notary Public
My commission expires: September 25, 2028



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

The final public hearing of the individual rezoning request from James Bagot to rezone their property located at 3938 Ease Stone Drive, Kingsport, TN 37660 from R-1 (Low Density/Single-Family Residential District) to B-3 (General Business Service District) for the purpose of rezoning a 0.18 acre portion of their property to allow for the existing B-3 zoned storage lot to meet building setbacks scheduled to be heard by the Sullivan County Commission during Thursday, January 8, 2026 Work Session Zoning Hearing at 6:00PM has been rescheduled for Thursday, January 15, 2026 Sullivan County Commission at 6:00PM.

The Sullivan County Regional Planning Commission shall hold a public meeting on January 20, 2026 at 6:00PM within the Historic Courthouse, located at 3411 HWY 126, Blountville, TN to consider the following:

An individual rezoning request from Joseph Suder to rezone their property located at 504 Price Rd, Piney Flats, TN 37686 from A-1 (General Agricultural/Estate Residential District) to R-1 (Low Density/Single-Family Residential District) for the purpose of subdividing the property to less than an acre. The parcel is Tax Map 123, Parcel 054.30.

An individual rezoning request from Jessica Sprague to rezone their property located at 768 Warren Rd, Piney Flats, 37686 from A-1 (General Agricultural/Estate Residential District) to R-1 (Low Density/Single-Family Residential District) for the purpose of subdividing the property to less than an acre. The parcel is Tax Map 109, Parcel 114.40.

An individual rezoning request from George Gwinn to rezone their property located at 1391 Highway 19E, Bluff City, TN 37618 from A-1 (General Agricultural/Estate Residential District) to PMD-2 (Planned General Manufacturing District) for the purpose of heavy equipment storage & borrow shale pit. The parcel is Tax Map 125, Parcel 049.00.

The Kingsport Regional Planning Commission shall hold a public meeting on Thursday, January 15, 2026 at 5:30PM within the 3rd Floor Board Room of City Hall, located at 415 Broad St., Kingsport, TN to consider the following:

An individual rezoning request from Kenneth & Cathy Cooke to rezone their property located at the corner of Whispering Hills Drive and S. Eastman Road, Kingsport, TN 37660 for the purpose of group assembly and commercial outdoor recreation. The parcel is Tax Map 076H, Group A, Parcel 006.00.

The final public hearing of all proposed property rezoning map amendments shall be heard by the Sullivan County Commission during Thursday, February 12, 2026 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 & Codes Department at 423.323.6440. 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 these meetings.

PUB1T: 12/26/25

636

Agenda subject voting report

Meeting name

Sullivan County Commission January 15 2026

1/15/2026

4 Roll Call by Teresa Jacobs, County Clerk
Roll Call

637

Description Roll Call

Chairman Gardner, John

Total vote result

Voting start time	6:03:23 PM
Voting stop time	6:04:08 PM
Voting configuration	Roll Call - Attendances
Voting mode	Open
Vote result	

Present	21
Total Present	21
Total Seats	28
Absent	3

Group voting result

Group	Yes	Absent
No group	21	0
Total result	21	3

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
Hopper, Barry ()	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	
Stidham, Gary ()	X	
Vanover, Zane ()	X	
Ward, Travis ()	X	

Sullivan County
Board of County Commissioners
246th Annual Session
Rezoning Hearing

Item 1
Resolution No. 2026-01-01

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 15th day of January 2026.

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 15th day of January 2026.

Reviewed by Chairman: John T. Gardner
John T. 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 20th day of January, 2026 at or about the following time 10:30 am by the following method: Hand delivered.

Teresa Jacobs
County Clerk, Sullivan County

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

Introduced by: Commissioner Darlene Calton

Seconded by: Commissioner David Hayes

ACTIONS: 01/15/26 (Regular Session) Approved 21 Yes, 3 Absent

Agenda subject voting report

Meeting name

Sullivan County Commission January 15 2026

1/15/2026

7 Item 1 Resolution No. 2026-01-01 Sponsors: Calton/Hayes
Vote

640

Description Item 1 Resolution No. 2026-01-01

Sponsors: Calton/Hayes

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	6:04:47 PM
Voting stop time	6:05:07 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
Total result	21	3

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
Hopper, Barry ()	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			
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

**SULLIVAN COUNTY BOARD OF COMMISSIONERS
REZONING HEARING
PUBLIC COMMENT ON REZONING**

January 15, 2026

PLEASE PRINT INFORMATION

<i>Name</i>	<i>Street Address</i>	<i>City</i>
1		
2		
3		
4		
5		
6		
7		
8		
9		
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11		
12		
13		
14		

Agenda subject voting report

Meeting name

Sullivan County Commission January 15 2026

1/15/2026

8 Case 1
Vote

Description

James Bagot, 3076 Weaver Pike, Bristol, R-1 to B-3, to move commercial setbacks 22 feet to allow for a covered storage area.

642

Chairman

Gardner, John

Total vote result

Voting start time	6:09:55 PM
Voting stop time	6:10:15 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
Total result	21	3

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
Hopper, Barry ()	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			
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

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

Motion by: Calton Seconded by: Hayes

Voting Summary:

<u>Name</u>	<u>Case</u>	<u>Yes</u>	<u>No</u>	<u>Pass / Absain</u>	<u>Absent</u>	<u>Pass (Yes or No)</u>

Footnote:

- ZTA: Zoning Text Amendment - Rec: Reccomendation

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.

Case #1

R-1 to B-3

Low Density/Single-Family Residential District to General
Business Service District for the purpose of moving
commercial setbacks 22' to allow for a covered storage area
Tax Map 054, Parcel 018.50

for James Bagot

Bristol Planning Commission
voted to send an unfavorable recommendation
to the County Commission

3076 Weaver Pike, Bristol, TN 37620

Civil District 21st
Commission District 4th
(Cole, Crosswhite, Leonard)



Sullivan County, TN
Planning and Codes Dept.

0 100
Feet

County Lines
Private Roads
Public Roads

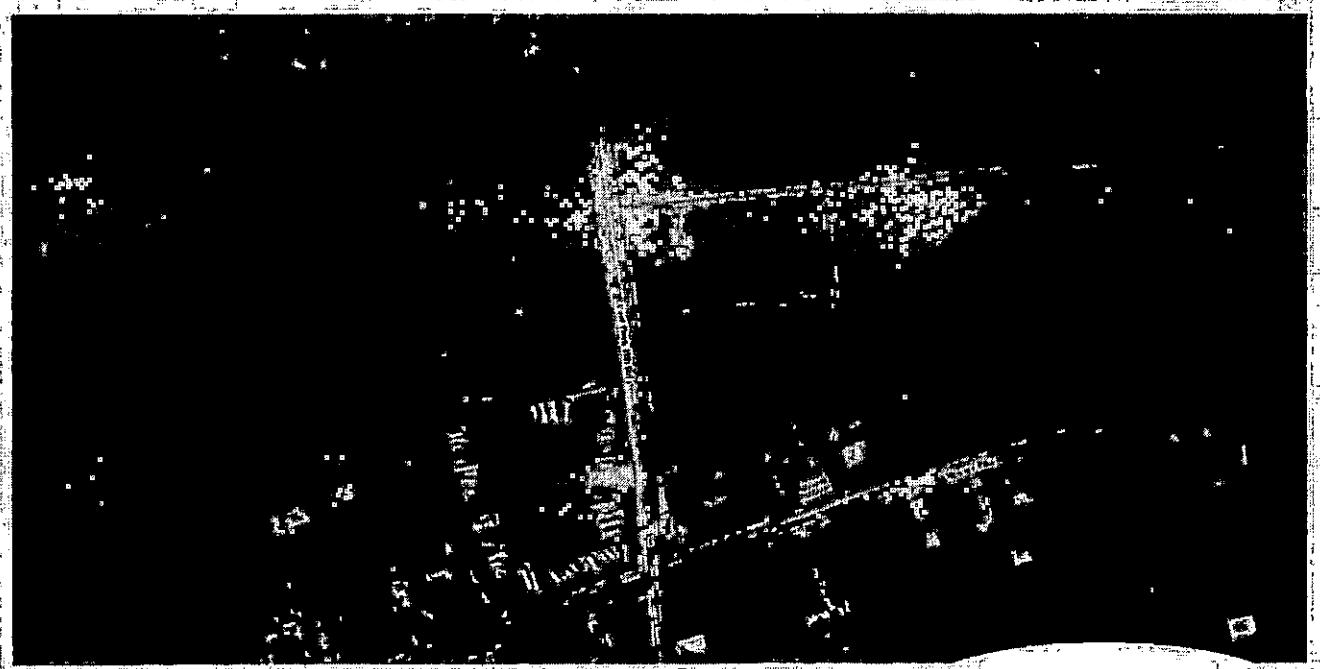
279



STAFF REPORT TO THE PLANNING COMMISSION
RZZ25-07
December 15, 2025

645

Sullivan County Rezoning Recommendation



SUMMARY

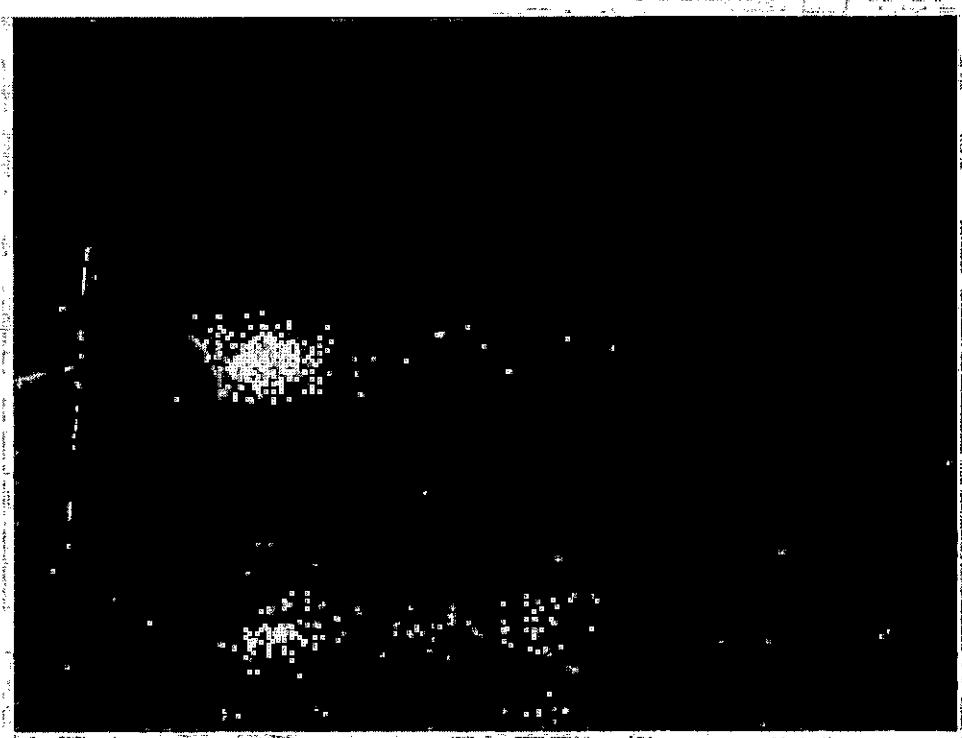
Owner/Applicant: James Bagot	Request: Rezone (within UGB) from R-1 to B-3	Sanitary Sewer Service: Private
Location: 3076 Weaver Pike	Recent Land Use: Vacant agriculture	Public Notification: The notification process is handled by Sullivan County. The sign is on the property.
Tax Map (TM): Part of Sullivan County TM 054, Parcel 018.50	Future Land Use: Storage	Public Comments: None as of the writing of this report
Acreage: Approximately 0.18 acres of an 8.29 acre parcel	Water Service: South Fork Utility District	Planner: Heather Moore
Zoning: R-1		

BACKGROUND

The property owner, James Bagot, has requested that part of a property identified as Sullivan County Tax Map 54, Parcel 18.50, be rezoned from Sullivan County, R-1 (Low Density/Single-Family Residential District) to Sullivan County, B-3 (General Business Service District). The requested 0.18 acres, which can be seen on the attached survey, is a portion of the parcel located at the northwest corner of the intersection of Cant Hook Hill Road and Weaver Pike in Sullivan County, Tennessee in Bristol's Urban Growth Boundary.

Weaver Pike in this area serves as the southern boundary of Bristol's growth area. Because the property is inside Bristol's Urban Growth Area it is therefore subject for review by Bristol Planning Commission for recommendation to Sullivan County Commission. The rezoning application lists a purpose for the rezoning which states "Move building setback line 22' on my property."

State law requires the Bristol Tennessee Municipal-Regional Planning Commission to provide a recommendation on the proposed rezoning because the property is located within the city's Urban Growth Boundary. The recommendation will be forwarded to the Sullivan County Commission for final action on January 8, 2026.



View from Cant Hook Hill Rd west



647

View from Cant Hook Hill Rd looking southwest towards Weaver Pike

PREVIOUS ACTIONS

In 2021, an application to rezone 2.5 acres of the property at the northwestern corner of Weaver Pike and Cant Hook Hill Road, then identified as TM 54, Parcel 18.10 from R-1 to B-3, was reviewed by Bristol Planning Commission for recommendation to Sullivan County. The staff recommendation at the March 15, 2021 Bristol Tennessee Municipal Regional Planning Commission meeting was to send an unfavorable recommendation to the Sullivan County Commission for this request for the following reasons:

- Rezoning the subject site to B-3 does not align with the zoning or use of surrounding properties.
- B-3 zoning disagrees with the City of Bristol Future Land Use Plan, which projects low density residential use for much of the area.
- Rezoning the property would be a spot zoning.

Bristol Planning Commission sent an unfavorable recommendation to Sullivan County Commission to rezone the subject property from R-1 to B-3. The 2.5 acre portion was rezoned to B-3 by Sullivan County Commission.

An RV and boat storage lot is in operation on the parcel.

SPECIFICATIONS

648

General

The land has a sloping topography. The map below includes contour lines at 20-foot intervals.



The Public Works Division reviewed the site, and had the following guidance for future development:

1. The City of Bristol does not have any utilities in this area.
2. Water service is through South Fork Utility District for this area.

Zoning and Land Use

The zoning of the subject property, surrounding parcels, and existing land uses are listed next.



Existing Zoning		Existing Land Use
Subject Property	Sullivan County, R-1 (Low Density/Single-Family Residential District)	
North	Sullivan County R-1 (Low Density/Single-Family Residential District)	Vacant
South	Sullivan County R-1 (Low Density/Single-Family Residential District)	RV Storage Park
East	City of Bristol, R-1A (Single-family Residential)	Across Cant Hook Hill Road, Vacant
West	Sullivan County R-1 (Low Density/Single-Family Residential District)	Residential – Single Family

Land Use Plan and Policy

659

The Land Use Map indicates that the site will be developed as both low density residential and medium-density residential. The map does not follow property lines.



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 January 8, 2026.

A handwritten signature in black ink that appears to read 'Heather Moore'.

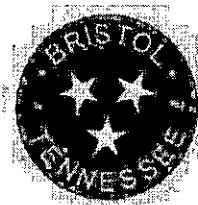
Heather Moore, AICP
Land Use Planner

March 15, 2021 PC

RZZ21-589

651

**REPORT TO THE PLANNING COMMISSION
COUNTY REZONING RECOMMENDATION
Case# RZZ21-588**



Request: Rezoning Recommendation within the Urban Growth Boundary from R-1 to B-3

Applicants/Owners: Andrew J. & Delores R. Still

Location: Weaver Pike and Cant Hook Hill Road (Urban Growth Boundary)

Tax ID: Part of Tax Map 54, Parcel 18.10

Zoning: R-1 (Low Density/Single-Family Residential District) to B-3 (General Business Services District)

Acreage: Approximately 2.5 acres of a 44.6 acre parcel

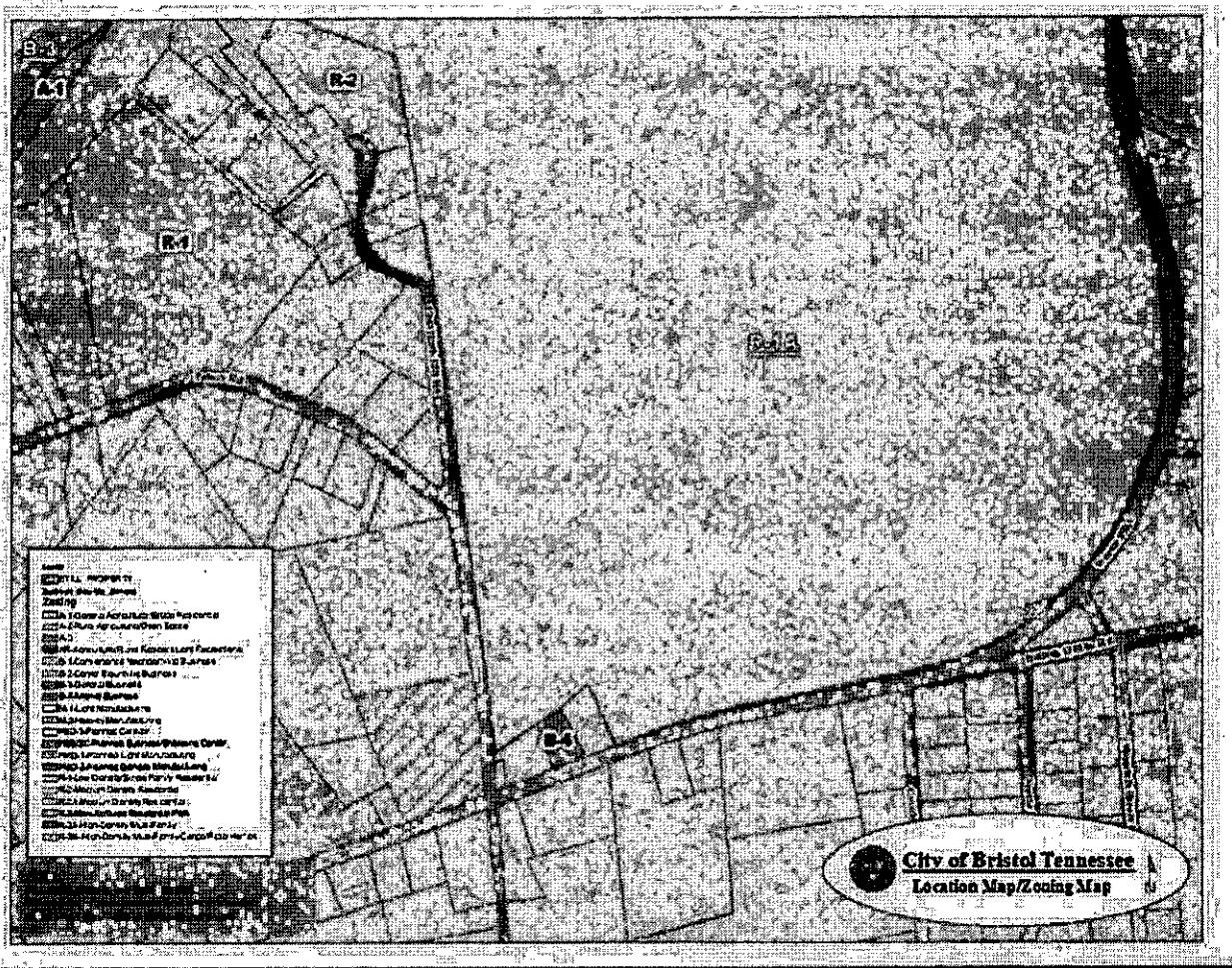
Meeting Date: March 15, 2021

Background

Property owners Andrew J. and Delores R. Still have requested that a portion (2.5 acres) of their property identified as Sullivan County Tax Map 54, Parcel 18.10, be rezoned from Sullivan County, R-1 (Low Density/Single-Family Residential District) to Sullivan County, B-3 (General Business Service District). The requested 2.5 acres, which can be seen on the attached survey, is located at the northwest corner of the intersection of Cant Hook Hill Road and Weaver Pike in Sullivan County, Tennessee in Bristol's Urban Growth Boundary. Approximately 250 feet of frontage are located along Weaver Pike and approximately 300 feet of frontage are on Cant Hook Hill Road. Weaver Pike in this area serves as the southern boundary of Bristol's growth area. The remainder of Tax Map 54, Parcel 18.10 is located to the north of the subject area and to the east across Cant Hook Hill Road, per Tennessee Comptroller of the Treasury Data. A portion of the parcel is located inside City limits.

The rezoning application lists a purpose for the rezoning which is to develop the property for a recreational vehicle storage lot. Mr. Still shared in conversation with Bristol staff that he is under contract to sell the property if it is zoned to B-3. Ambre Torbett, Director of Sullivan County Department of Planning & Codes, explained in conversation with Bristol staff that property owners with RVs, boats, and other vehicles often do not have the room to store these items on their own property. An additional commercial RV lot use would meet an increasing demand and need in the County. RV storage lots are considered as Self Storage/Mini-Storage Facility, an allowed use in the B-3 zone of Sullivan County Zoning Resolution. Ms. Torbett shared that Sullivan County staff is in favor of the rezoning request. She also confirmed that, if rezoned B-3, the partial lot would need to go through the subdivision process before development may occur.

Next you will find a location map of the subject along with images of the property.



RZZ21-589

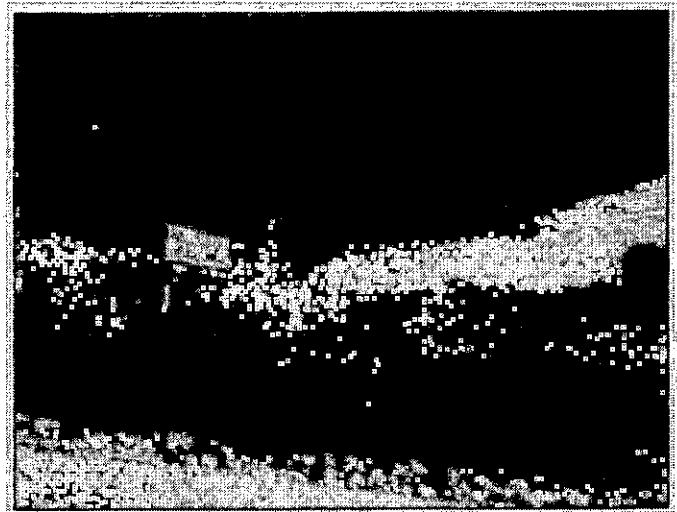


View of west property line of subject, from Cant Hook Hill Road



View of subject and Weaver Pike, from the north

RZZ21-5391



Portion of parcel in City Limits, to east of Cant Hook Hill Road

Specifications

General:

The subject is surrounded on all sides by residential and vacant/agricultural land. The remainder of the Still property continues to the north, fronting on Cant Hook Hill Road, and to the east across Cant Hook Hill Road. The portion of Tax Map 54, Parcel 18.10 to the east of Cant Hook Hill Road, fronting also on Weaver Pike, is within city limits, and is zoned R-1A (Single-family Residential). This parcel is currently vacant and used agriculturally. A small vacant parcel, at the northeast corner of Cant Hook Hill Road and Weaver Pike, is zoned Sullivan County, A-1 (General Agricultural/Estate Residential District).

The subject parcel is located at the intersection of Weaver Pike and Cant Hook Hill Road. Weaver Pike is an arterial roadway where it passes out of the planning region boundary. Cant Hook Hill Road is classified as a local road. City of Bristol Engineering Division staff reviewed the rezoning application and stated that the capacity of Weaver Pike is such that additional commercial traffic can be accommodated at this time.

The subject is not served by the City of Bristol for water or sewer services. It is located in the South Fork Utility District.

Zoning and Land Use:

	Existing Zoning	Existing Land Use
Subject Properties	Sullivan County, R-1 (Low Density/Single-Family Residential District)	Vacant/Agricultural

RZZ21-589

North	Sullivan County, R-1 (Low Density/Single-Family Residential District)	Remainder of Tax Map 54, Parcel 18.10 – Vacant/Agricultural
South	Sullivan County, R-1 (Low Density/Single-Family Residential District)	Residential – Single Family
East	Sullivan County, R-1 (Low Density/Single-Family Residential District), A-1 (General Agricultural/Estate Residential District) & City of Bristol, R-1A (Single-family Residential)	Remainder of Tax Map 54, Parcel 18.10 – Vacant/Agricultural & Vacant
West	Sullivan County, R-1 (Low Density/Single-Family Residential District)	Vacant & Residential – Single Family

As shown above, the subject is surrounded by area that is rural land, with residential and agricultural use, and zoning district. There are no B-3 zoned parcels in the immediate area.

Analysis:

The requested B-3 zoning is not adjacent or in close proximity to the subject. While a variety of non-residential zones are nearby along the arterial, the neighborhood remains residential and agricultural.

It is important to note that if rezoned, any use permitted in the B-3 zone could be placed on the property. Per Sullivan County Zoning Resolution Article 4-101, the requested B-3 (General Business Services District) is intended to provide for a wide range of commercial uses concerned with retail trade and consumer services; amusement and entertainment establishments; automotive and vehicular service establishments; transient sleeping accommodations; drive-in stores; eating and drinking places, financial institutions; and offices. The uses in this district service a broad market spectrum and, therefore, ease of automotive access is a requirement. Also, new B-3 districts should be located near or be contiguous with existing commercial districts along arterial or major collector routes. The land uses allowed in the B-3 district, as described in the Sullivan County Zoning Resolution, do not agree with uses allowed in the surrounding R-1 and A-1 area and the few small nonresidential districts. If the subject were rezoned to B-3, a transition would not be provided between the commercial district and surrounding rural parcels.

The planned commercial RV lot use if rezoned to B-3 does not blend well with this neighborhood. If the property were zoned B-3, it would introduce a “spearhead” of commercial zoning and possible uses of a commercial nature into an established rural residential and agricultural area.

Land Use Plan and Policy

The Future Land Use Map serves as a general policy guide for the future development of the city and urban growth area. The Land Use Map indicates that the east portion of the site will be developed medium density residential, as shown below. The majority of the site is expected by the Future Land Use Plan to develop as low density residential. Rezoning the subject property to B-3 does not agree with the Future Land Use Plan and Policy.

RZZ21-589



None of the policies included in the Future Land Use Plan & Policy justify deviation from the guidance provided by the Map. Rezoning the subject property to B-3 does not agree with the Future Land Use Plan and Policy.

This request should be considered a spot zoning for the following reasons:

- The B-3 would be a use classification different from the majority of the surrounding area.
- The rezoning would not be consistent with the Future Land Use Plan.
- The reason for the rezoning request is for the sole benefit of the property owner.

Staff Recommendation:

Staff recommends the Bristol Tennessee Municipal Regional Planning Commission send an unfavorable recommendation to the Sullivan County Commission for this request, for the following reasons:

- Rezoning the subject site to B-3 does not align with the zoning or use of surrounding properties.
- B-3 zoning disagrees with the City of Bristol Future Land Use Plan, which projects low density residential use for much of the area.
- Rezoning the property would be spot zoning.

RZ221-589

Heather Moore

Heather Moore, AICP
Land Use Planner

DAVIES LAND SURVEYING
P. O. BOX 152
BLUFF CITY, TN 37618
423-529-8855

TAX MAP 54, PARCEL 30, 10
ZONE : B-1

2.5 Ac
PROPOSED AREA FOR REZONE

TAX MAP 54. PARCEL 30.
ZONE 2-1

STATE ROUTE
MEAKER 111

TAX MAP 54, PART OF PARCEL 18
ZONE 2, R-1
3.4 ACRES

TAX MAP 54, PART OF PARCEL 18,10
ZONE : R-1
5.4 ACRES

PROPOSED ZONE : B-3
BUILDING SETBACKS : FRONT - 30'
REAR - 30'
SIDE - 30'
CORNER SIDE - 30'

TAX MAP 540 PARCEL 18,10
CURRENT ZONE = B-1

PROPOSED AREA FOR REZONING:
ANDREW J. AND DELORES A. STILL PROPERTY

21ST CIVIL DISTRICT: SULLIVAN COUNTY: TENNESSEE

DRAWN BY: S.A.D. SCALE: 1" = 50' DATE: 2-2-21 DRAWING - MASTER C-22744 6605248

NOTE #3: THE AREA AS SHOWN FOR PROPOSED REZONING IS NOT IN A SPECIAL FLOOD HAZARD ZONE - REFERENCE ZONE "X" ON FEMA FLOOD INSURANCE RATE MAPS 47163C116D AND 47163C116D - EFFECTIVE DATE SEPTEMBER 28, 2006.

LOCATION map - 1

CAN. J. MATH.

PROPERTY OVERVIEW - NT

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NEW BUSINESS:

A. Rezoning Request – Weaver Pike/Portion of Tax map 54, Parcel 18.10

Tim Beavers introduced the subject of consideration as a rezoning request within the Urban Growth Boundary from R-1 (*Low Density/Single-Family Residential District*) to B-3 (*General Business Services District*).

Cherith Young addressed the Planning Commission regarding the rezoning request at the location of Weaver Pike and Cant Hook Hill Road. The applicant was Andrew J. & Delores Still; Mr. Still was present via teleconference.

Mrs. Young presented a brief overview of the process for rezoning a property in the Urban Growth Boundary. Due to this property being located within the Urban Growth Boundary, the Planning Commission makes recommendations to the Sullivan County Commission. Sullivan County is not bound by the recommendation and will vote to either approve or disapprove the rezoning.

Mrs. Young explained that the surrounding zoning and land use is Sullivan County, R-1 (*Low Density/Single-Family Residential District*) to the north, south, and west. Located to the east is Sullivan County, R-1, A-1 (*General Agriculture/Estate Residential District*), and R-1A (*City of Bristol, Single-Family Residential*). A majority of the area is vacant/agricultural or developed single-family residential.

Some of the differences in the permitted uses between R-1 and B-3 in Sullivan County are B-3 allows for self-storage, retail, lodging, automotive sales, and restaurants. Many of the other uses in the B-3 zone are the same as the R-1 zone.

Mrs. Young displayed the Land Use Map and stated that staff analysis of the requested rezoning of the subject property to B-3 does not agree with the Future Land Use Plan and Policy.

Mrs. Young stated that one telephone call was received from a nearby property owner in opposition to the request.

Staff recommended the Bristol Tennessee Municipal Regional Planning Commission send an unfavorable recommendation to the Sullivan County Commission for this request for the following reasons:

- Rezoning the subject site to B-3 does not align with the zoning or use of surrounding properties.
- B-3 zoning disagrees with the City of Bristol Future Land Use Plan, which projects low density residential use for much of the area.
- Rezoning the property would be a spot zoning.

Chairman Kelly Graham asked if there were any questions for staff, and directed the public to call in with questions for staff.

Mahlon Luttrell asked if the direction of an unfavorable recommendation was consistent with former rezoning requests of this type. Mrs. Young stated that if the request does not align with

the Future Land Use Plan and there is no similar zoning in the surrounding location, staff would send an unfavorable recommendation.

Mr. Andrew Still, who resides at 559 Blanches View Drive, Bluff City was on the telephone line to address this request. He commented that a few years ago he spoke with Planning staff and recalled seeing a map that projected commercial use in the area. Mrs. Young stated that the Land Use Map has been updated since that time and there is some land designated as Neighborhood Commercial further south on Weaver Pike and there is an area at the intersection of Weaver Pike and Highway 394 designated as commercial. However, the current Land Use Map reflects residential in the surrounding areas of this rezoning request.

Mr. James Baggett, who resides at 4973 Weaver Pike, Bluff City was in attendance (via Zoom) to address this request. He is a prospective buyer of the subject property and stated that he wishes to store his forty foot motor home on the subject property, and feels there is a marketable interest for a storage business in this area.

As there were no remaining concerns or questions, Chairman Kelly Graham asked that a motion be made. Margaret Feierabend made motion to accept staff recommendation to send an unfavorable recommendation to Sullivan County Commission to rezone the subject property from R-1 to B-3. Joel Staton seconded the motion and the motion passed unanimously by roll call vote.

B. Concept Plan Review – Feathers Chapel Apartments (2279, 2283, 2295 Feathers Chapel)
Tim Beavers announced that up for consideration was a Conceptual Site Plan approval for Multifamily Residences. This property was previously before the Planning Commission for a Special Use Permit for a multifamily project.

Cherith Young presented the concept plan for the property located at 2279, 2283, and 2295 Feathers Chapel Road. The property owner is Mr. Garry Smith, and the Tax ID is Tax map 066, Parcel 92.10. The property is 5.25 acres and the zoning present is B-3 (*General Business*).

Mrs. Young stated that the subject property did receive approval of a Special Use Permit by the Planning Commission with one condition; the installation of a Type A landscape buffer was required. The project requires approval of a concept plan by the Planning Commission as it is located in the Highway 394 Planned Development Overlay. The applicant has submitted an application for full site plan review in accordance with Chapter 10 of the Zoning Ordinance *Site Plan and Erosion Control Requirements*.

Cherith Young presented the Special Use Permit Site Plan that was approved in September 2020. The subject property consists of thirty-two (32) residential units separated into four clusters containing eight units with a total square footage of 19,968. The submitted concept plan shows an additional building labeled “Future Building” which was not included on the Special Use Site Plan. This project will be required to comply with the Design Standards included in Chapter 4A.

Mrs. Young announced the criteria for discussion by the Planning Committee.

1. Ingress/Egress – Proposal of two access points

Zoning Final Public Hearing for Zoning Plan Amendments:

Individual Property Rezoning Requests and/or Zoning Resolution Amendments

Sullivan County Commission - Zoning Hearing: January 15, 2026

Individual Rezoning Requests Reviewed by:

- *Bristol Regional Planning Commission on December 15, 2025*
- Case #1: Rezoning Request from James Bagot for R-1 to B-3 at 3076 Weaver Pike, Bristol

Case #1

R-1 to B-3

Low Density/Single-Family Residential District to General
Business Service District for the purpose of moving
commercial setbacks 22' to allow for a covered storage area

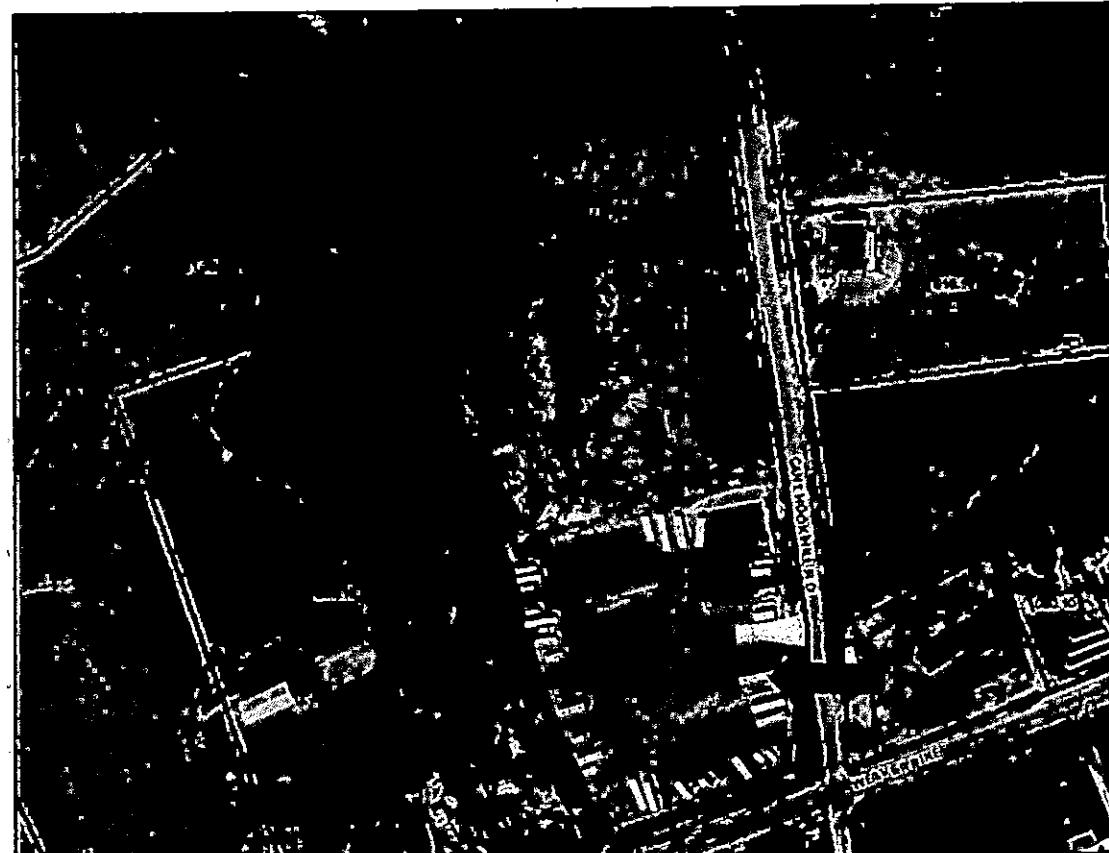
Tax Map 054, Parcel 018.50

for James Bagot

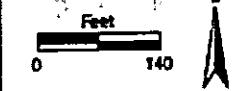
Bristol Planning Commission
voted to send an unfavorable recommendation
to the County Commission

3076 Weaver Pike, Bristol, TN 37620

Civil District 21st
Commission District 4th
(Cole, Crosswhite, Leonard)



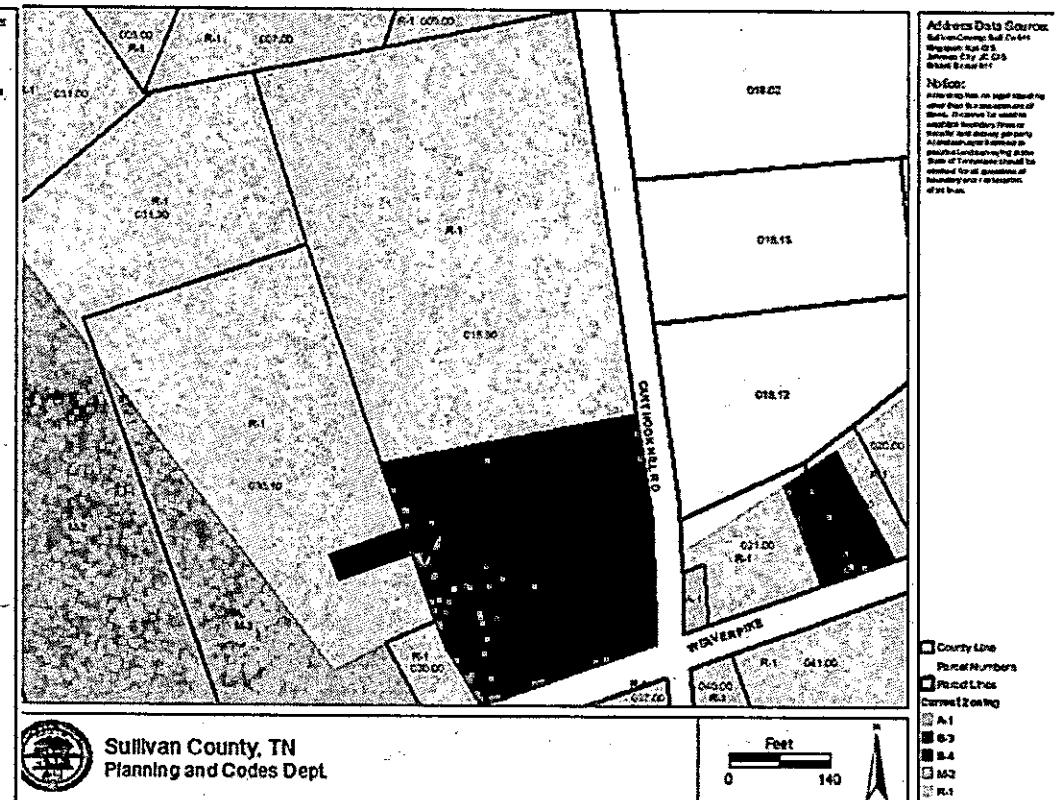
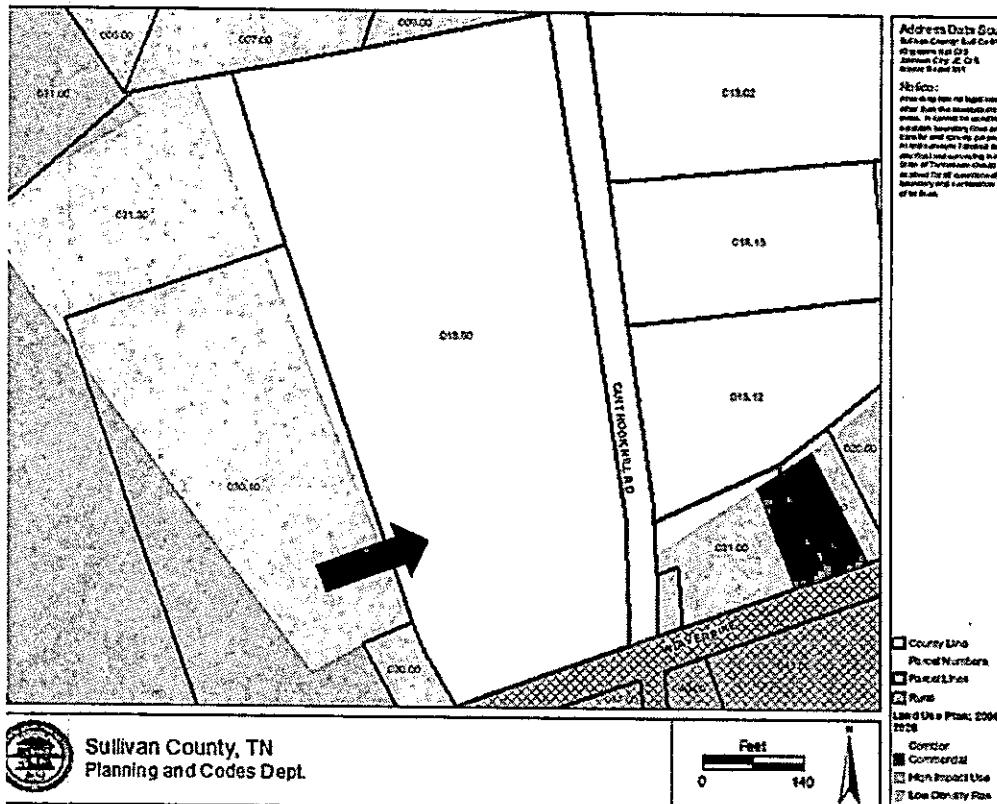
Sullivan County, TN
Planning and Codes Dept



Address Data Sources
Bristol City Code
Kingsport City Code
Johnson City City Code
Blount County 911

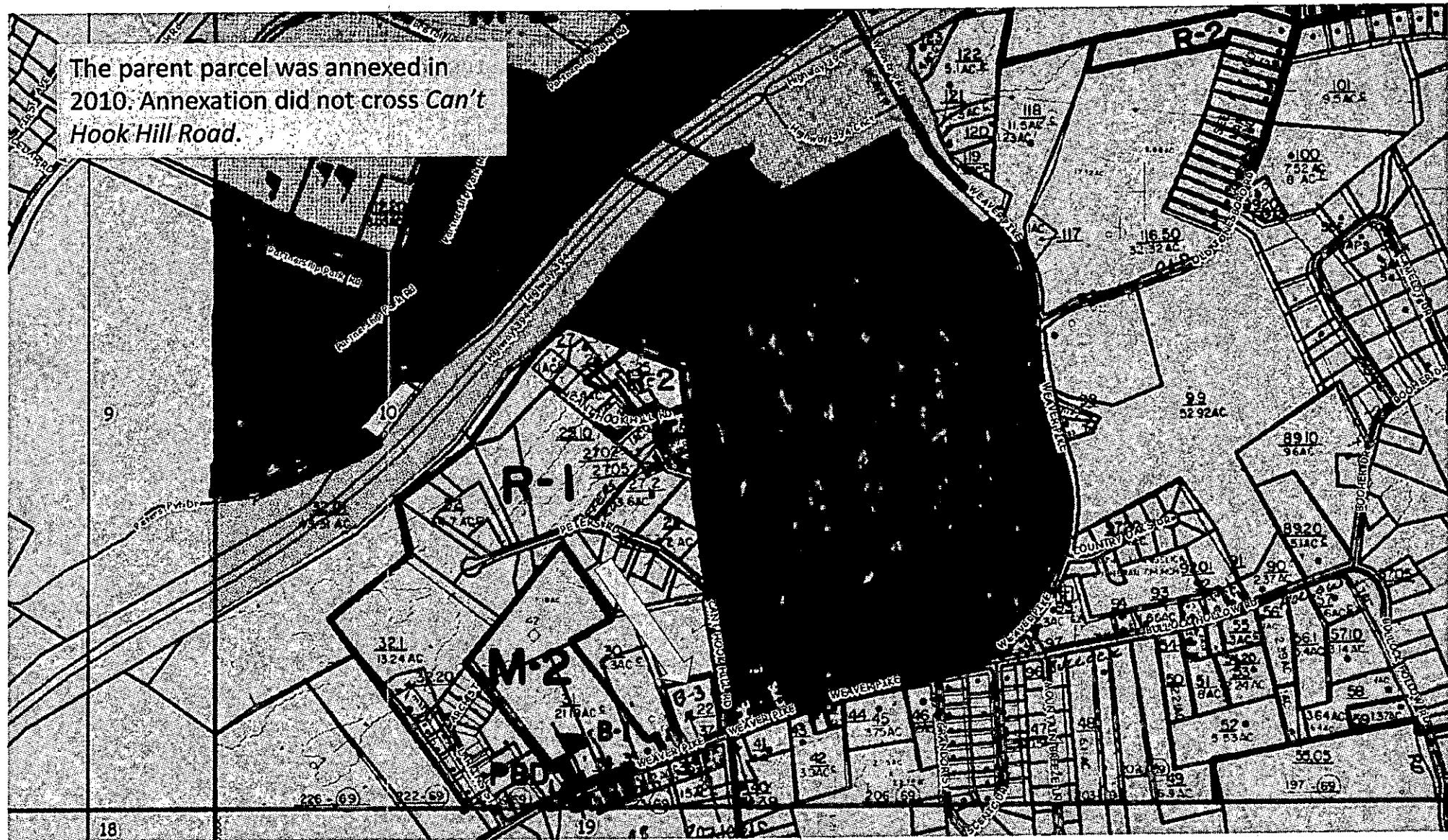
No 500:
Address data can be input directly
from the documentation of
blocks. It cannot be entered
separately. Boundary lines or
streets and survey points
already entered into the
database should be used.
Address numbers should be
entered for all intersections of
boundary and survey lines
and roads.

Land Use Plan & Existing Zoning Plan

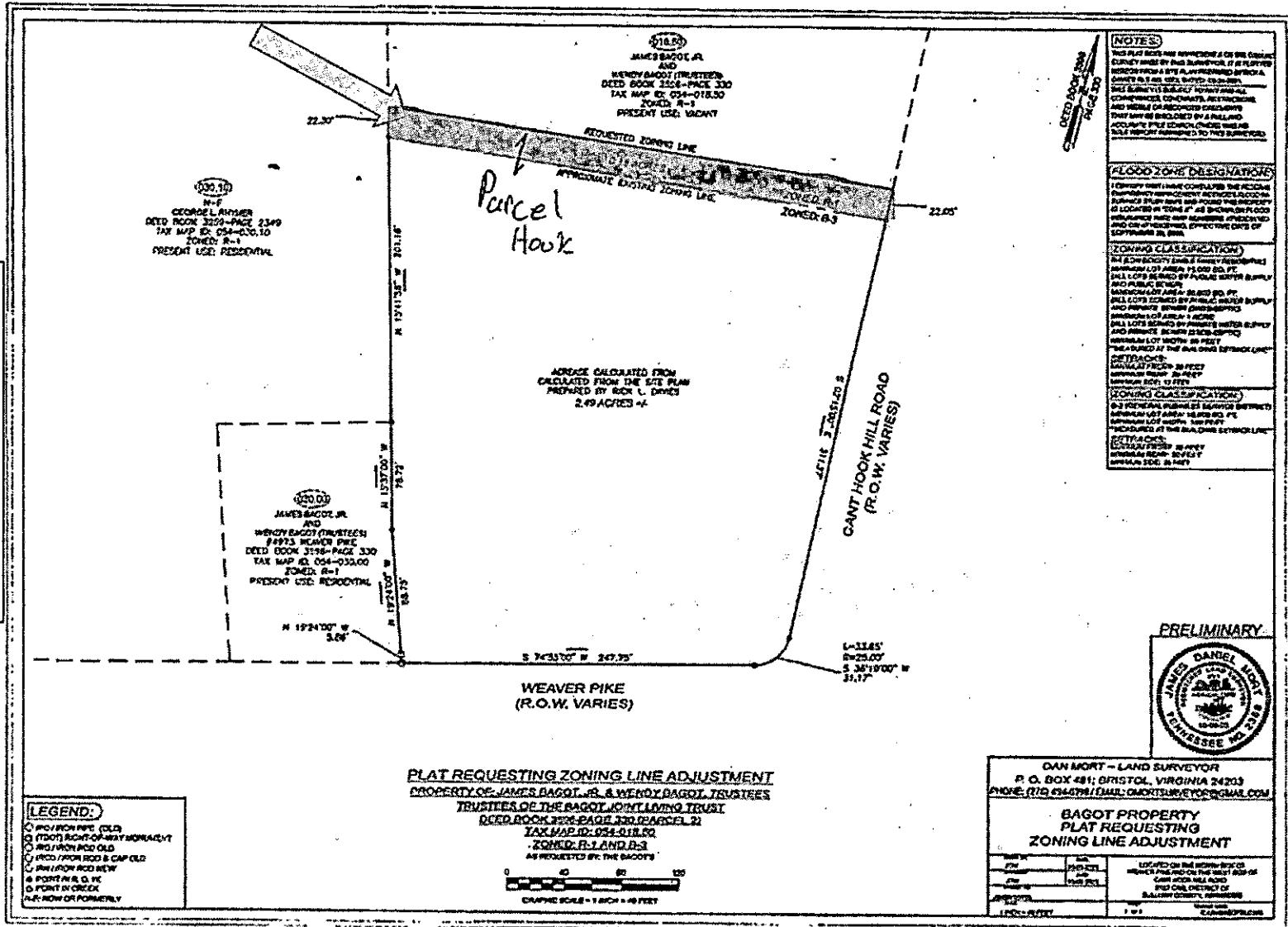


Mapping error on original land use plan. Original parcel 018.00 was large estate / agrarian. Surrounding land use recommendations indicate low-density residential or large estate tract / open space-agricultural as the proposed recommendation.

The parent parcel was annexed in 2010. Annexation did not cross *Can't Hook Hill Road*.



Survey prepared by Dan Mort shows the proposed area to be considered for rezoning. 0.18 acres adding an additional 22' of depth to the property to allow for a covered awning to meet commercial building setbacks.





Sullivan County, TN
NOTICE
THIS PROPERTY IS
BEING CONSIDERED
FOR RE-ZONING
423-223-0440

10/19/2025 13:53



10/19/2025 13:40

999

Agenda subject voting report

Meeting name

Sullivan County Commission January 15 2026

1/15/2026

6 Approval of Meeting Minutes

Description Approval of Meeting Minutes
Chairman Gardner, John

667

Total vote result

Voting start time 7:05:41 PM
 Voting stop time 7:06:04 PM
 Voting configuration Vote Motion to approve by Comm. Crawford
 Voting mode Open 2nd by Comm. Ward
Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

Group voting result

Group	Yes	Absent
No group	21	0
Total result	21	3

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
Hopper, Barry ()	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			
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

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

668

Notaries to be elected January 15, 2026

TAMMY D ANDREWS	JAMES D. HILL
ROB ATKINSON	BREANNA N. HUGHES
ROSALIE BAYER	TESSA JACKSON
RONDA J BLAKLEY	JESSICA A. JONES
CAITLIN BLEVINS	C. K. KERRIGAN
KELLY BOONSUE	ROBERT LAWRENCE LANDRY
MARCUS WELDON BUTLER	WILLIAM A LAW
LORI MARIE BUTLER	ELIZABETH N. MCDUFFIE
MISTY CLARKE	BRITTANY NICOLE MOREFIELD
MARIA H. CONKIN	SHANE LEANN ODOM
MARY ELIZABETH ELLIOTT	CADE ALEXANDER PARKS
ASHLEY FIELDS	KAREN PETERSON
PATRICK FLEMING	MELODY LEE REDMOND
ROSA MARICELA GALVAN GONZALEZ	JEREMY DAVID SALYERS
TINA LOUISE GODSEY	COURTNEY SLEMP
JENNIFER GOOD	KAREY LEANN STEWART
CHRISTI A. GUNNELS-GARRETT	JOSEPH ROSS SWEARINGEN
TIFFANY HARPER	LISA WHITE
SHARON G. HAYNES	TARA WILLIAMSON
RUSTIN T. HENSLEY	SANDRA C. WILSON

PERSONAL SURETY

UPON MOTION MADE BY COMM. COLE AND SECONDED BY COMM. CROSS, THE NOTARY APPLICATIONS HEREON WERE APPROVED BY ROLL CALL VOTE OF THE COMMISSION. 21 YES, 3 ABSENT

STATE OF TENNESSEE
COUNTY OF SULLIVAN

APPROVAL OF NOTARY

SURETY BONDS

January 15th, 2026

Name of Notary	Personal Surety	Personal Surety
Tammie Sluss	Jessica Burrell	Linda Burrell
Patton D. Mosley	Ronda F. Smith	Joel Trigg

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

21 YES, 3 ABSENT

Agenda subject voting report

Meeting name

Sullivan County Commission January 15 2026

1/15/2026

approval of notary public

Description

Chairman

Gardner, John

670

Total vote result

Voting start time	7:03:21 PM
Voting stop time	7:03:42 PM
Voting configuration	Vote
Voting mode	Open

Motion to approve by Comm. Cole
2nd by Comm. Cross

Vote result

Yes	21
Abstain	0
No	0
Total Present	21
Absent	3

Group voting result

Group	Yes	Absent
No group	21	0
Total result	21	3

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
Hopper, Barry ()		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		
Stidham, Gary ()		X		
Vanover, Zane ()		X		
Ward, Travis ()		X		

SULLIVAN COUNTY BOARD OF COMMISSIONERS
Monthly Meeting
PUBLIC COMMENT AGENDA RELATED TOPICS
January 15, 2026

PLEASE PRINT INFORMATION

	<i>Name</i>	<i>Street Address</i>	<i>City</i>
1			
2			
3			
4			
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6			
7			
8			
9			
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11			
12			
13			
14			

SULLIVAN COUNTY BOARD OF COMMISSIONERS
Monthly Meeting
PUBLIC COMMENT NON AGENDA TOPICS

January 15, 2026

PLEASE PRINT INFORMATION

Name	Street Address	City
1 Matthew Johnson	125 Wonderland Dr	Kingsport, TN
2		
3		
4		
5		
6		
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8		
9		
10		
11		
12		
13		
14		

Agenda subject voting report

Meeting name

Sullivan County Commission January 15 2026

1/15/2026

consent agenda: Item 1

673

Description

Chairman Gardner, John

Total vote result

Voting start time	7:04:28 PM	Motion to approve by Comm. Ireson 2 nd by Comm. Cole
Voting stop time	7:05:00 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
Total result	21	3

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
Hopper, Barry ()	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			
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

SULLIVAN COUNTY
Board of County Commissioners
Order of Business
January 15, 2026
6:00 p.m.

COUNTY COMMISSION REZONING HEARING AND MONTLY MEETING

- ❖ Call to Order by Sheriff Jeff Cassidy
- ❖ Chairman John Gardner presiding
- ❖ Invocation
- ❖ Pledge to the American Flag
- ❖ Roll Call by Teresa Jacobs, Sullivan County Clerk
- ❖ Presentations:
 - 1) Clay Walker, Networks, quarterly update.
 - 2) Alicia Phelps, NETTA, quarterly report.
 - 3) Chuck Carter, Director of Sullivan County Schools, monthly report.

REZONING HEARING

Item 1 Resolution No. 2026-01-01

Sponsors: Calton/Hayes

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

Case 1) James Bagot, 3076 Weaver Pike, Bristol, R-1 to B-3, to move commercial setbacks 22 feet to allow for a covered storage area.

*Public Hearing on Case 1/Bagot

*Vote on Case 1/Bagot

MONTHLY MEETING

- ❖ Approval of minutes of Board of Commissioners of Sullivan County's: December 11, 2025 Rezoning Hearing; December 11, 2025 Work Session; and December 18, 2025 Monthly Meeting.
- ❖ Public Hearing on non-agenda items.
- ❖ Public Hearing on agenda items.
- ❖ Old Business
- ❖ New Business
- ❖ Announcements
- ❖ Adjournment

Old Business

Item 1 Resolution 2025-11-07

APPROVED

Sponsors: Means/McMurray

A RESOLUTION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS TO AMEND THE SULLIVAN COUNTY ZONING RESOLUTION AND/OR SULLIVAN COUNTY PLANNING COMMISSION RULES AND REGULATIONS TO IMPOSE A FOUR (4) MONTH MORATORIUM, TO BEGIN UPON PASSAGE OF THIS RESOLUTION, ON THE LOCATION, CONSTRUCTION, OPERATION, PERMITTING, VESTING, ETC., OF DATA MINING CENTERS OR CRYPTO MINING CENTERS WITHIN SULLIVAN COUNTY AND TO DIRECT THE STAFF OF THE SULLIVAN COUNTY PLANNING AND CODES DEPARTMENT TO STUDY SUCH LAND USES AND PROVIDE A RECOMMENDATION FOR ZONING TEXT AMENDMENTS AND/OR CHANGES TO THE SULLIVAN COUNTY PLANNING COMMISSION RULES AND REGULATIONS AND ANY OTHER APPROPRIATE REGULATIONS

New Business

Item 2 Resolution 2026-01-02

APPROVED

Sponsors: Vanover/Ireson

RESOLUTION TO APPROPRIATE \$129,021.57 TO THE NORTHEAST TENNESSEE TOURISM ASSOCIATION FROM SULLIVAN COUNTY OCCUPANCY TAX COLLECTIONS FOR THE SECOND QUARTER OF FISCAL YEAR 2025-2026.

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 1
Resolution No. 2025-11-07

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

A RESOLUTION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS TO AMEND THE SULLIVAN COUNTY ZONING RESOLUTION AND SULLIVAN COUNTY PLANNING COMMISSION RULES AND REGULATIONS TO IMPOSE A FOUR (4) MONTH MORATORIUM, TO BEGIN UPON PASSAGE OF THIS RESOLUTION, ON THE LOCATION, CONSTRUCTION, OPERATION, PERMITTING, VESTING, ETC., OF DATA MINING CENTERS AND CRYPTO MINING CENTERS WITHIN SULLIVAN COUNTY AND TO DIRECT THE STAFF OF THE SULLIVAN COUNTY PLANNING AND CODES DEPARTMENT AND THE SULLIVAN COUNTY PLANNING COMMISSION TO STUDY SUCH LAND USES AND PROVIDE RECOMMENDATIONS FOR ZONING TEXT AMENDMENTS AND/OR CHANGES TO THE SULLIVAN COUNTY PLANNING COMMISSION RULES AND REGULATIONS AND ANY OTHER APPROPRIATE REGULATIONS.

WHEREAS, data mining and cryptocurrency-mining facilities and operations require extraordinary levels of electrical power, often equivalent to the consumption of thousands of homes, placing strain on local utilities and potentially increasing costs to residential ratepayers; and

WHEREAS, such facilities generate significant continuous noise from industrial-grade cooling systems, fans, and compressors, which can negatively impact property values, public health, and the peaceful enjoyment of nearby communities; and

WHEREAS, data-mining facilities provide limited job creation, minimal economic impact compared to the infrastructure burden they impose, and do not align with the long-term economic development goals of Sullivan County; and

WHEREAS, several Tennessee counties and multiple jurisdictions nationwide have restricted or prohibited data-mining operations due to concerns over electrical grid strain, noise nuisances, fire hazards, and the lack of community benefit; and

WHEREAS, the Sullivan County Board of Commissioners has a responsibility to protect the health, safety, welfare, and property values of its citizens and to ensure responsible land-use planning that preserves the character of local rural and residential communities; and

WHEREAS, Sullivan County has received increasing interest from private entities seeking to establish data-mining or crypto-mining operations, making it necessary and appropriate to adopt proactive protections before such facilities attempt to locate within the County.

CONTINUED

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SULLIVAN COUNTY, TENNESSEE:

SECTION 1.

The Sullivan County Zoning Resolution and Sullivan County Planning Commission rules and regulations are hereby amended to impose a four (4) month moratorium, to begin upon passage of this Resolution, forbidding the location, construction, operation, permitting, vesting, etc., of data mining centers and crypto mining centers within Sullivan County; and

SECTION 2.

The staff of the Sullivan County Planning and Codes Department is hereby directed, and the Sullivan County Planning Commission is hereby requested to study such land uses and provide recommendations for zoning text amendments and/or changes to the Sullivan County Planning Commission rules and regulations and any other appropriate regulations; and

SECTION 3.

Data-mining centers and cryptocurrency-mining operations, blockchain-computing centers, etc., are hereby prohibited during such moratorium from filing preliminary development plans, final development plans, and/or applications for building permits, etc., that may entitle them to any vesting rights, and are prohibited from locating, constructing, or operating in Sullivan County during said moratorium; and

SECTION 4.

During such moratorium, no county permits, zoning approvals, building approvals, utility extensions, building permits, and/or development agreements, etc., shall be issued for the purpose of establishing a data-mining center or crypto mining center within Sullivan County; and

SECTION 5.

This prohibition shall not apply to standard commercial or industrial businesses that use data processing equipment for internal business operations; it applies only to high-intensity, third-party, revenue-generating data-mining or crypto-mining facilities; and

SECTION 6.

This moratorium may be extended by vote of this body beyond the initial four months; and

SECTION 7.

If any portion of this Resolution is found invalid by a court of competent jurisdiction, the remaining sections shall remain in full force and effect.

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.

Duly adopted this 15th day of January 2026.

Reviewed by Chairman:

John T. Gardner, Chairman, Sullivan County Commission

CONTINUED

ATTEST: Teresa Jacobs
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the 20th day of
January, 2026 at or about the following time 10:30 am by the following
method: Hand delivered

Teresa Jacobs
Teresa Jacobs, County Clerk

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: Richard S. Vanover
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 following at or about the following time _____ by the following
method: _____

Mayor, Sullivan County

Sponsor: Commissioner Jessica Means

Cosponsors: Commissioner Joe McMurray; Commissioner David Hayes; Commissioner Travis Ward;
Commissioner Hunter Locke; Commissioner Michael Cole; Commissioner Gary Stidham; Commissioner
Daniel Horne; Commissioner Mark Ireson; Commissioner Davd Akard; Commissioner Zane Vanover;
Commissioner Cheryl Harvey; Commissioner Joe Carr; Commissioner Darlene Calton, everyone voting in
the affirmative.

SUBMITTED BY SPONSOR FOR INCLUSION IN DECEMBER 11, 2025, Work Session to reflect
amendments.

ACTIONS: 12/11/25 (Work Session) To be considered as amended on 12/18/25. 12/18/25 (Regular
Session) Deferred by Sponsor. 01/08/25 (Work Session) Sponsor requested resolution be placed on
consent calendar for 01/15/25 Regular Session. 01/15/26 (Regular Session) Approved on consent 21 Yes
3 Absent

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 2
Resolution No. 2026-01-02

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 15th day of January 2026.

RESOLUTION TO APPROPRIATE \$129,021.57 TO THE NORTHEAST TENNESSEE TOURISM ASSOCIATION FROM SULLIVAN COUNTY OCCUPANCY TAX COLLECTIONS FOR THE SECOND QUARTER OF FISCAL YEAR 2025-2026.

WHEREAS, by prior action the Sullivan County Commission established current policy to direct 50 percent of county occupancy tax revenue to the Northeast Tennessee Tourism Association at the request of the cities of Bristol and Kingsport and to make such payments to NETTA on a quarterly basis; and

WHEREAS, the current policy states the county shall pay NETTA for each quarter no later than six weeks after the end of each quarter; and

WHEREAS, the second quarter of fiscal year 2025-2026 ended December 31 and the Sullivan County Finance Department has available the total revenue amount for the quarter; and

WHEREAS, 50 percent of total receipts for the first quarter (less fees withheld by the county clerk and county trustee) equals \$129,021.57

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of Sullivan County, meeting in Regular Session, approves appropriation of \$129,021.57 and authorizes payment in that amount to NETTA to fulfill the Commission's commitment to directing 50 percent of Sullivan County occupancy tax revenue to NETTA on a quarterly basis in exchange for unspecified destination tourism marketing and promotion of Sullivan County Tennessee. 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.

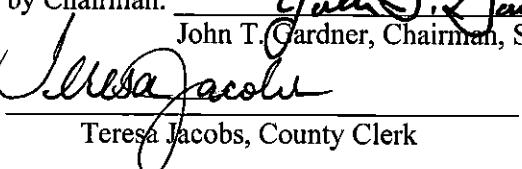
WAIVER OF RULES REQUESTED

Duly adopted this 15th day of January 2026.

Reviewed by Chairman:


John T. Gardner, Chairman, Sullivan County Commission.

ATTEST:


Teresa Jacobs, County Clerk

CONTINUED

Item 2
Resolution No. 2026-01-02

Delivered to the Sullivan County Mayor or his secretary this the 20th day of January, 2026 at or about the following time 10:30 am by the following method: Hand delivered.

Teresa Jacobs
Teresa Jacobs, County Clerk.

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County:

Richard S. Venover
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 Mark Ireson; Commissioner John Gardner

ACTIONS: 01/15/26 (Regular Session) Approved on Waiver of Rules 21 Yes, 3 Absent

Agenda subject voting report

Meeting name

Sullivan County Commission January 15 2026

1/15/2026

42 Item 2 Resolution No. 2026-01-02 Sponsors: Vanover/Ireson/Gardner
Vote

681

Description

RESOLUTION TO APPROPRIATE \$129,021.57 TO THE NORTHEAST TENNESSEE TOURISM ASSOCIATION FROM SULLIVAN COUNTY OCCUPANCY TAX COLLECTIONS FOR THE SECOND QUARTER OF FISCAL YEAR 2025-2026.

Chairman

Gardner, John

Total vote result

Voting start time	7:10:20 PM
Voting stop time	7:10:44 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
Total result	21	3

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
Hopper, Barry ()	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			
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

MASS APPRAISAL

Mass appraisal is the systematic process of valuing a group of properties by using **market data**, standardized methods, and statistical modeling. Assessors of property often rely on valuation equations, tables, and schedules developed through mathematical analysis of **market data**. Mass appraisal is one step in developing the assessment roll, the official list of properties that are assessed for property tax purposes within a given jurisdiction. In Tennessee, the assessment roll must be complete by May 20.

REAPPRAISAL

Reappraisal is the **mass appraisal** of all properties within a jurisdiction completed at the end of a reappraisal cycle. Not all properties are reappraised each year, but all properties in a jurisdiction must be appraised or reappraised once within a reappraisal cycle. Between reappraisals, a property's appraisal amount remains constant with the exception of properties that have changed significantly due to new buildings, additions, demolitions, ect.

The above definitions were taken from **Defining Tennessee Property Assessments**

A Glossary of Property Assessment Terms Volume 1 / 2018

Provided by the Tennessee Comptroller of the Treasury

<https://comptroller.tn.gov/office-functions/pa/property-taxes/tennessee-property-assessment-glossary.html>

Sullivan County Sheriff's Office Report – 4th Quarter 2025
Sheriff Jeff Cassidy

CASES RECEIVED/CLEARED

Assault	189	108
Burglary	20	3
Criminal Homicide	1	0
Motor Vehicle Theft	14	9
Rape	5	1
Robbery	1	1
Theft of Property	80	11
TOTAL	310	133

JUVENILE CASES

Sexual Abuse	7
Physical Abuse	67
Child Neglect	0
TOTAL	74

ACCIDENTS WORKED

October	82
November	95
December	73
TOTAL	250

INMATE CLEANUP CREW HOURS

October	189
November	105
December	119
TOTAL	413
ESTIMATED SAVING:	\$2,994.25

JAIL POPULATION

	Oct.	Nov.	Dec.
Females	177	155	176
TDOC Females	10	16	4
Misdemeanors	194	133	143
Felons	390	363	360
TDOC Males	129	144	147
TOTAL AVERAGE	900	811	830
TOTAL IN JAIL 01/12/2026			847

AUXILIARY OFFICERS

MONTH	HOURS WORKED
October	42
November	61
December	98
TOTAL	201
ESTIMATED SAVING	\$4,580.79

TRANSPORTATION

TRIPS	NO.	MILES	COST
Interstate	48	10,282	\$5,906.49
Intrastate	298	39,092	\$10,256.81
CON LINK	0	0	0
Mental Transports	14		
TOTAL	360	49,374	\$16,256.30
Total prisoners transported			1,677

TOTAL POUNDS LITTER PICK-UP

Oct./Nov./Dec.	21,560
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RECEIVED FROM WORK RELEASE

October	\$390.00
November	\$330.00
December	\$0.00
TOTAL RECEIVED:	\$720.00

Sullivan County Sheriff's Office Report - 4th Quarter 2025

EXPLORERS/SCOUTS

MONTH	HOURS WORKED
October	156
November	120
December	151
TOTAL	427
ESTIMATED SAVINGS	\$9,731.33

ACCOUNTS DUE AND RECEIVED REPORT

Officers' Fees Due and Received	\$14,887.00
Records Fees	\$105.00
Monies Received on Cash Bonds	\$37,250.00
Estimated Monies Due from State (Boarding Prisoners)	\$200,000.00
Board Bill for Work Release	\$720.00
TOTAL MONIES DUE AND RECEIVED THIS QUARTER	\$252,962.00

*** NOTE: All fines and costs paid to the Sullivan County Sheriff's Office, including cash bonds, are remitted to the Court Clerk's Office from which the case originated for proper disbursement.

Respectfully submitted,

John Cassidy

Sheriff Jeff Cassidy

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Where to Go

-  Margarette Falls
1362 Shelton Mission Rd, Greeneville, TN
-  Top Dog Hotdog Stand
Corner of Summer and Irish St, Greeneville, TN
-  Laurel Run Park
354 Laurel Run Park Rd, Church Hill, TN
-  McKinney's Tavern and Hale Springs Inn
80 West Main St, Rogersville, TN
-  Bright's Zoo
3425 US-11E, Limestone, TN
-  Troyer's Mountain View Country Market
3203 US-11E, Limestone, TN
-  Off Leash Social
234 Donny Mill Rd, Johnson City, TN
-  The Down Home
300 W Main St, Johnson City, TN
-  Hand's On! Discovery Center & Gray Fossil Site
1212 Suncrest Dr, Gray, TN
-  Original Pal's Sudden Service
327 Revere St, Kingsport, TN
-  Kingsport's Mural Alley
225 East Market St, Kingsport, TN
-  Appalachian Trail
Unaka Springs Rd, Erwin, TN
-  Friday Night Open Music Jam
3425 TN-126, Blountville, TN
-  The Coffee Company
444 E Elk Ave, Elizabethton, TN
-  Roan Mountain State Park
527 TN-143, Roan Mountain, TN



Here's your personalized guide to the hidden gems of Northeast Tennessee. From the deepest hollows to the highest peaks, we invite you to explore the unique towns, untamed trails, and historic crossroads where mountain culture thrives. The best part? You set the itinerary. Go at your own pace, linger longer at places that speak to your soul, and craft an adventure that is perfectly yours. *map is not to scale

KINGSPORT

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ROGERSVILLE



JOHNSON CITY



JONESBOROUGH



GREENEVILLE



ERWIN



BLOUNTVILLE



ELIZABETHTON



BRISTOL



BLUFF CITY



MOUNTAIN CITY

685

Secret Spots of

NORTHEAST TENNESSEE

NE **TE** **NN**
TOURISM ASSOCIATION
2625 Hwy. 75 Suite 126
Blountville, TN 37617
northeasttennesseeco.org

Sullivan County

AND THEREUPON COUNTY COMMISSION ADJOURNED AT 7:18 P.M. UPON MOTION MADE BY COMMISSIONER CALTON TO MEET AGAIN IN WORK SESSION ON FEBRUARY 12, 2026.



John T. Gardner

JOHN T. GARDNER

COMMISSION CHAIRMAN