

COUNTY COMMISSION-WORK SESSION

FEBRUARY 12, 2026

BE IT REMEMBERED THAT:

COUNTY COMMISSION MET PURSUANT TO ADJOURNMENT IN MONTHLY WORK SESSION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS THIS THURSDAY EVENING, FEBRUARY 12, 2026, 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 Sheriff Jeff Cassidy.

COMMISSIONERS PRESENT AND ANSWERING ROLL WERE AS FOLLOWS:

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

22 PRESENT, 2 ABSENT
ABSENT AT ROLL CALL: HORNE, WARD

The following pages indicate the action taken by the Commission on rezoning requests for the month of February 2026.

Affidavit of Publication

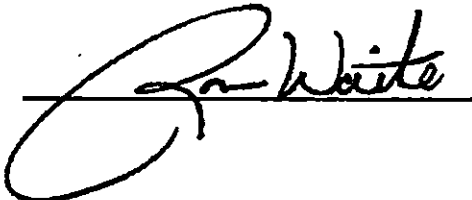
TIMES NEWS

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:

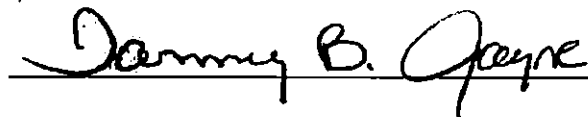
Publication Dates: 02/05/2026

Ad#: 14059

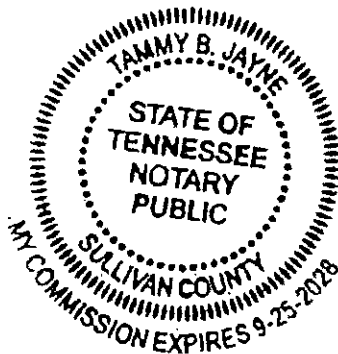


Ron Waite

Signed and sworn to before me
on 02/05/2026



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 OF MEETINGS OF THE BOARD OF COMMISSIONERS OF SULLIVAN COUNTY, TENNESSEE FOR THE MONTH OF FEBRUARY 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 February 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, February 12, 2026, and the monthly Regular Session will commence at the hour of 6:00 p.m. on Thursday evening, February 19, 2026. Any person wishing to provide public comment at such meetings shall sign up on the provided sign-up sheet prior to the start of the meeting.

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: 2/5/26

-002

Agenda subject voting report

Meeting name

Sullivan County Work Session February 12 2026

2/12/2026

4 Roll Call by Teresa Jacobs, County Clerk
Roll Call

003

Description Roll Call
Chairman Gardner, John

Total vote result
Voting start time 6:06:10 PM
Voting stop time 6:06:50 PM
Voting configuration Roll Call - Attendances
Voting mode Open
Vote result

Present	22
Total Present	22
Total Seats	28
Absent	2

Group voting result

Group	Yes	Absent
No group	22	0
Total result	22	<i>02</i>

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
Order of Business
February 12, 2026
6:00 p.m.

COUNTY COMMISSION REZONING HEARING & WORK SESSION

- ❖ 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

Rezoning Hearing

Item 1 Resolution No. 2026-02-01

Sponsors: Calton/Hayes

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

Case 1) Joseph Suder, 504 Price Road, Piney Flats, A-1 to R-1, to subdivide a plot smaller than one acre. 5th Commission District.

Public Hearing on Case #1/Suder

Vote on Case #1/Suder

Case 2) Jessica Sprague, 768 Warren Road, Piney Flats, A-1 to R-1, to subdivide a plot smaller than one acre. 5th Commission District.

Public Hearing on Case #2/Sprague

Vote on Case #2/Sprague

Case 3) Kenneth and Cathy Cooke, Whispering Hills Drive, Kingsport. A-1 to R-1, to allow group assembly and commercial outdoor recreation. 8th Commission District.

Public Hearing on Case #3/Cooke

Vote on Case #3/Cooke

CONTINUED

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

Item 1
Resolution No. 2026-02-01

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 12th day of February 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 12th day of February, 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 23rd day of February, 2026 at or about the following time 9:00 am by the following method: Hand delivered

Teresa Jacobs
County Clerk, Sullivan County

CONTINUED

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: Richard S. Venable
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: 2/12/26 (Work Session) Approved 22 Yes, 2 Absent

Agenda subject voting report

Meeting name

Sullivan County Work Session February 12 2026

2/12/2026

91 Item 1 Resolution No. 2026-02-01 Sponsors: Calton/Hayes
Vote

007

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 6:07:17 PM
Voting stop time 6:07:44 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

Group voting result

Group	Yes	Absent
No group	22	0
Total result	22	0

Individual voting result

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

Agenda subject voting report

Meeting name

Sullivan County Work Session February 12 2026

2/12/2026

6 Case 1
Vote

Description

Joseph Suder, 504 Price Road, Piney Flats, A-1 to R-1, to subdivide a plot smaller than one acre. 5th Commission District.

008

Public Hearing on Case #1/Suder

Chairman

Gardner, John

Total vote result

Voting start time 6:11:10 PM
Voting stop time 6:11:29 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

Group voting result

Group	Yes	Absent
No group	22	0
Total result	22	0 2

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

Agenda subject voting report

Meeting name

Sullivan County Work Session February 12 2026

2/12/2026

7 Case 2
Vote

Description

Jessica Sprague, 768 Warren Road, Piney Flats, A-1 to R-1, to subdivide a plot smaller than one acre. 5th Commission District.

009

Public Hearing on Case #2/Sprague

Chairman

Gardner, John

Total vote result

Voting start time 6:12:49 PM
 Voting stop time 6:13:08 PM
 Voting configuration Vote
 Voting mode Open
 Vote result

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

Group voting result

Group	Yes	Absent
No group	22	0
Total result	22	0

Individual voting result

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

Agenda subject voting report

Meeting name

Sullivan County Work Session February 12 2026

2/12/2026

8 Case 3
Vote

Description

Kenneth and Cathy Cooke, Whispering Hills Drive, Kingsport. A-1 to R-1, to allow group assembly and commercial outdoor recreation. 8th Commission District.

010

Public Hearing on Case #3/Cooke

Chairman

Gardner, John

Total vote result

Voting start time 6:15:27 PM
Voting stop time 6:15:42 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

Group voting result

Group	Yes	Absent
No group	22	0
Total result	22	0

Individual voting result

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

Agenda subject voting report

Meeting name

Sullivan County Work Session February 12 2026

2/12/2026

011

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

Motion by: Calton Seconded by: Hayes

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

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: Reccommendation

**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

A-1 to R-1

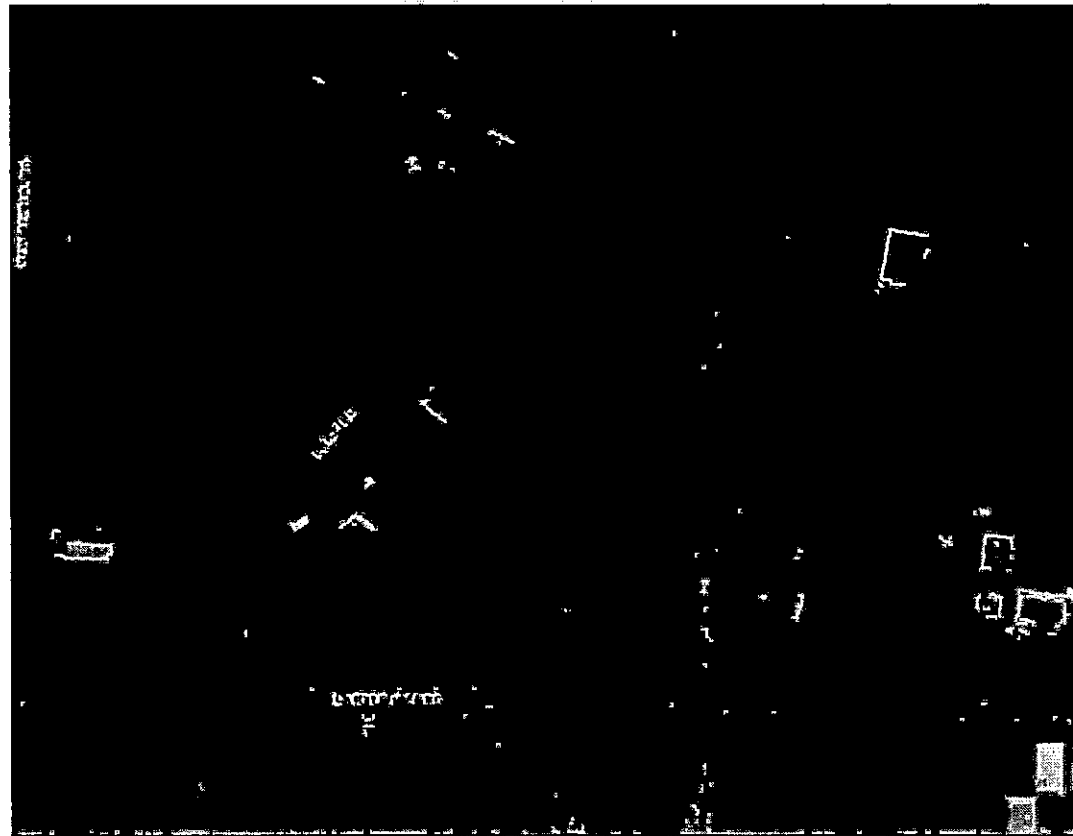
General Agricultural/Estate Residential District to Low
Density/Single-Family Residential District for the purpose of
subdividing a lot smaller than 1 acre
Tax Map 123, Parcel 054.30

for Joseph Suder

Sullivan County Planning Commission
voted to send a favorable recommendation
to the County Commission

504 Price Road, Piney Flats, TN 37686

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



Sullivan County, TN
Planning and Codes Dept.



- County Line
- Parcel Number
- Parcel Lines

Address Data Source:
Sullivan County GIS Dept
Aerial Imagery: 2010
Address: 2010

Notice:
This map is not a legal document
other than the maintenance of
land. It is not to be used to
subdivide land, create or
alter boundaries, or
alter ownership. Aerial imagery
is not a legal document. It is
not to be used to alter
ownership and/or location
of land.

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 11-21-25

Property Owner: Joseph Suder
Address: 504 Price Rd Piney Flats
Phone number: 423-343-6010 Email:

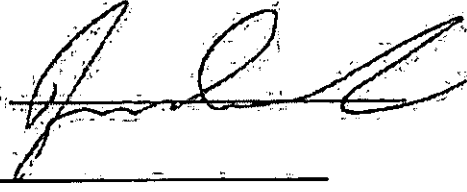
Property Identification			
Tax Map: <u>123</u>	Group:	Parcel: <u>054.30</u>	
Zoning Map: <u>26</u>	Zoning District: <u>A1</u>	Proposed District: <u>R1</u>	Civil District: <u>09</u>
Property Location: <u>504 Price Rd, Piney Flats, TN 37686</u>			Commission District: <u>5</u>
Purpose of Rezoning: <u>Subdivide less than an acre</u>			

Meetings	
Planning Commission: <u>Sullivan County Planning Commission</u>	
Place: <u>Historic Blountville Court House</u>	
Date: <u>January 20, 2026</u>	Time: <u>6:00 PM</u>
Approved: _____	Denied: _____
County Commission:	
Place: <u>Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126, Blountville TN</u>	
Date: <u>February 12, 2026</u>	Time: <u>6:00 PM</u>
Approved: <input checked="" type="checkbox"/> _____	Approved 22 Yes, 2 Absent
Denied: _____	

DEED RESTRICTIONS

pdcc
#41229

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: 

Date: 11-21-25

Notary Public: _____

My Commission Expires:

Agenda subject voting report

Meeting name

Sullivan County Work Session February 12 2026

2/12/2026

6 Case 1
Vote

Description

Joseph Suder, 504 Price Road, Piney Flats, A-1 to R-1, to subdivide a plot smaller than one acre. 5th Commission District.

016

Public Hearing on Case #1/Suder

Chairman

Gardner, John

Total vote result

Voting start time 6:11:10 PM
Voting stop time 6:11:29 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

Group voting result

Group	Yes	Absent
No group	22	0
Total result	22	0 2

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

FINDINGS OF FACT--

Landowner:	Joseph Suder
Applicants:	Same
Representative:	Same
Location:	504 Price Road, Piney Flats, TN 37686
Mailing Address of Owners:	Same
Civil district:	09
Parcel ID:	Tax Map 123 Parcel 054.30
Subdivision of Record:	Joseph & Angela Suder Prop
PC1101 Growth Boundary:	Johnson City UGB
Airport Overlay Zone:	Yes
Existing Land Use of Lot:	Residential
Utility District:	N/A
Public Sewer:	No
Flood Plain:	No
Existing Zoning:	A-1
Surrounding Zoning:	A-1
Surrounding Land Uses:	Residential/Agrarian
2006 Land Use Plan:	Low Density Residential
Lot/Tract Acreage:	3.57 Acres

017

Staff Field Notes and Findings of Facts:

- The applicant has request rezoning from A-1 to R-1 in order to create lots under 1 acre (20,00 sq ft minimum on R-1 with septic).
- Staff visited the property to inspect and take pictures.
- Applicant has already had a survey prepared to show how they wish to divide the property.
- The requested rezoning is consistent with the future land use plan and with the surrounding land use of residential.
- Given the consistency with surrounding land uses and the low density residential recommendation of the future land use plan, staff recommends in favor of the rezoning request.

Meeting Notes at Planning Commission:

Tennessee Property Assessment Data - Parcel Details Report - <http://assessment.tn.gov/>

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
SUDER JOSEPH M & ANGELA
 850 CARTER HILL RD
 PINEY FLATS TN 37686

Current Owner

PRICE RD

City Map: 123 Group: Parcel: 054.30 PI: St: 000

Value Information

Land Market Value: \$60,800
 Improvement Value: \$133,200
 Total Market Appraisal: \$194,000
 Assessment Percentage: 25%
 Assessment: \$48,500

Subdivision Data

Subdivision:
 JOSEPH & ANGELA SUDER PROP
 Plat Book: 58 Plat Page: 337 Block: Lot: 2

Additional Information

General Information

Class: 00 - Residential City:
 City #: Special Service District 2: 000
 Special Service District 1: 000 Neighborhood: P01
 District: 09 Number of Mobile Homes: 0
 Number of Buildings: 1 Utilities - Electricity: 01 - PUBLIC
 Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL Zoning: A-1
 Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK		16
1	WDK - WOOD DECK		80

Sale Information

Long Sale Information list on subsequent pages

Land Information

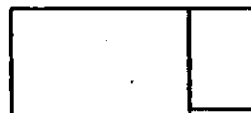
Deed Acres: 3.57 Calculated Acres: 0 Total Land Units: 3.57

Land Code	Soil Class	Units
04 - IMP SITE		3.57

Residential Building #: 1

Improvement Type:
 01 - SINGLE FAMILY
 Exterior Wall:
 04 - SIDING AVERAGE
 Heat and AC:
 8 - HEAT AND COOLING PKG
 Quality:
 0 - BELOW AVERAGE
 Square Feet of Living Area:
 1288
 Foundation:
 02 - CONTINUOUS FOOTING
 Roof Framing:
 02 - GABLE/HIP
 Cabinet/Millwork:
 03 - AVERAGE
 Interior Finish:
 07 - DRYWALL
 Bath Tiles:
 00 - NONE
 Shape:
 01 - RECTANGLE

Building Sketch



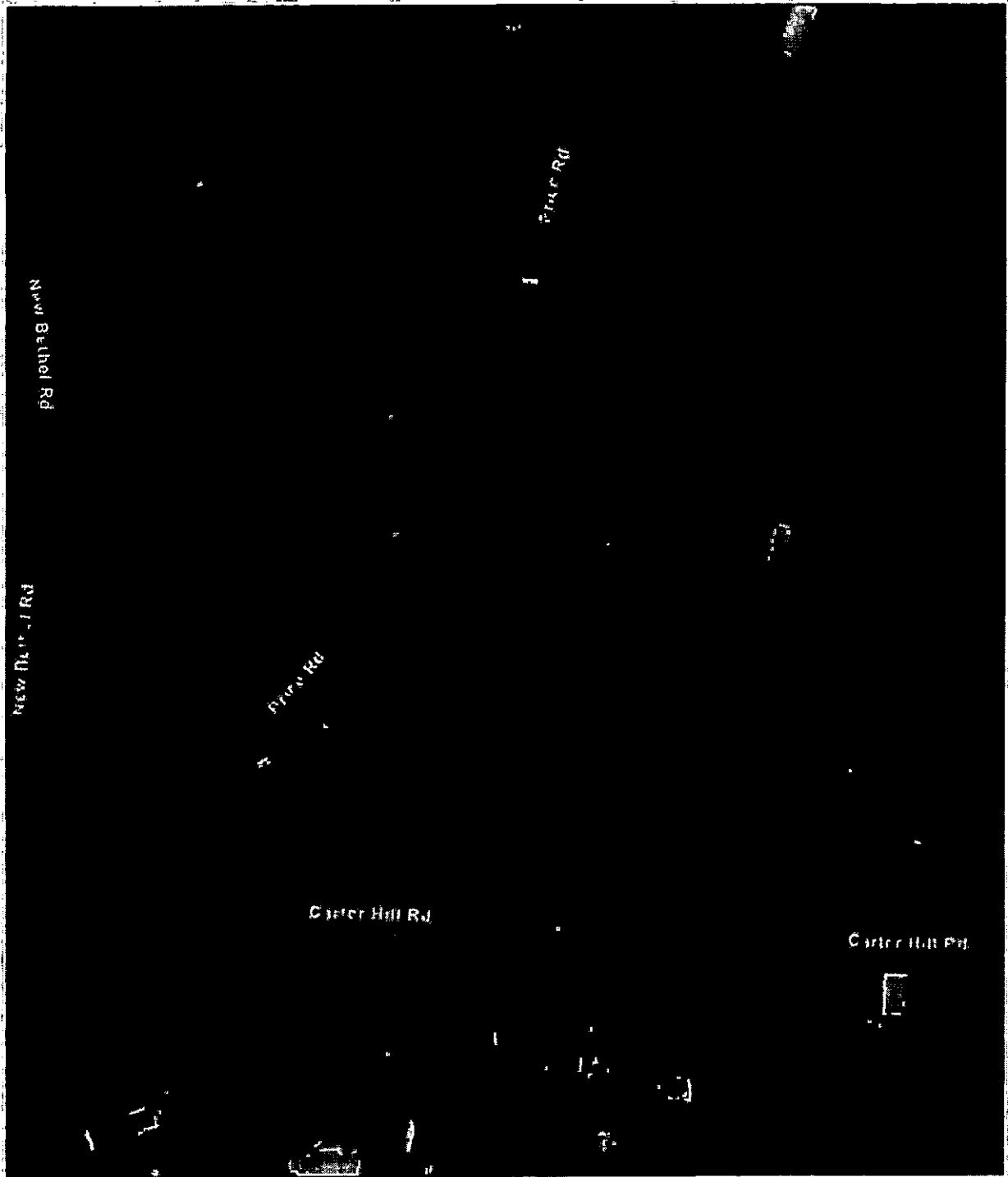
Stories:
 1.00
 Actual Year Built:
 1995
 Plumbing Fixtures:
 3
 Condition:
 AV - AVERAGE
 Floor System:
 04 - WOOD W/ SUB FLOOR
 Roof Cover/Deck:
 13 - PREFIN METAL CRIMPED
 Floor Finish:
 11 - CARPET COMBINATION
 Paint/Decor:
 03 - AVERAGE
 Electrical:
 03 - AVERAGE
 Structural Frame:
 00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	1,288
CPF - CARPORT FINISHED	488

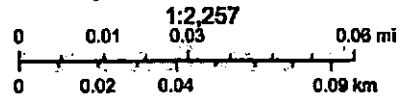
Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
4/11/2014	\$18,000	3116	2362	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
11/4/1892	\$0	889C	783		-	-
8/23/1889	\$0	708C	350		-	-
10/24/1988	\$0	681C	37		-	-



Date: November 24, 2025

County: SULLIVAN
 Owner: SUDER JOSEPH M & ANGELA
 Address: PRICE RD
 Parcel ID: 123 054.30
 Deeded Acreage: 3.57
 Calculated Acreage: 0
 Vexcel Imagery Date: 2023



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

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.



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

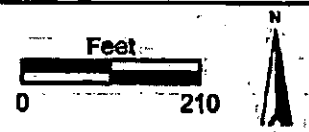
Notice:
 A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location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

- County Line
- Lot Lines / Parcel Hooks
- Parcel Numbers
- Parcel Lines
- Current Zoning
- A-1

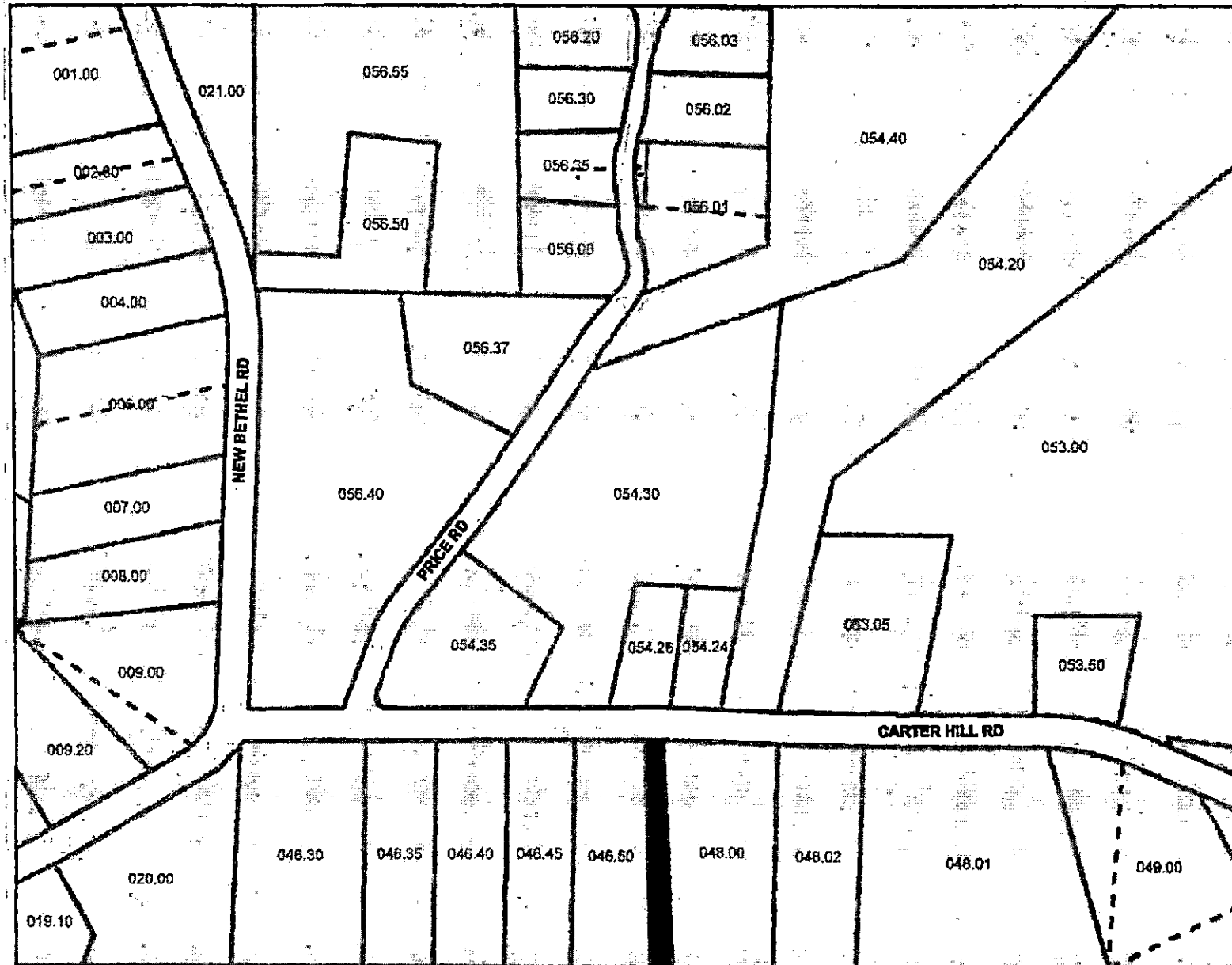


Sullivan County, TN
 Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2014
 Flood Insurance Rate Map (FIRM) 2014
 Zone A - Special Flood Hazard Area
 Zone AE - Special Flood Hazard Area
 Zone V - Special Flood Hazard Area
 Zone VE - Special Flood Hazard Area
 Zone X - Special Flood Hazard Area



021



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

Notice:
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- County Line
- Lot Lines / Parcel Hooks
- Parcel Numbers
- Parcel Lines
- Land Use Plan: 2006-2026
- Ag / Open Space
- Low Density Res



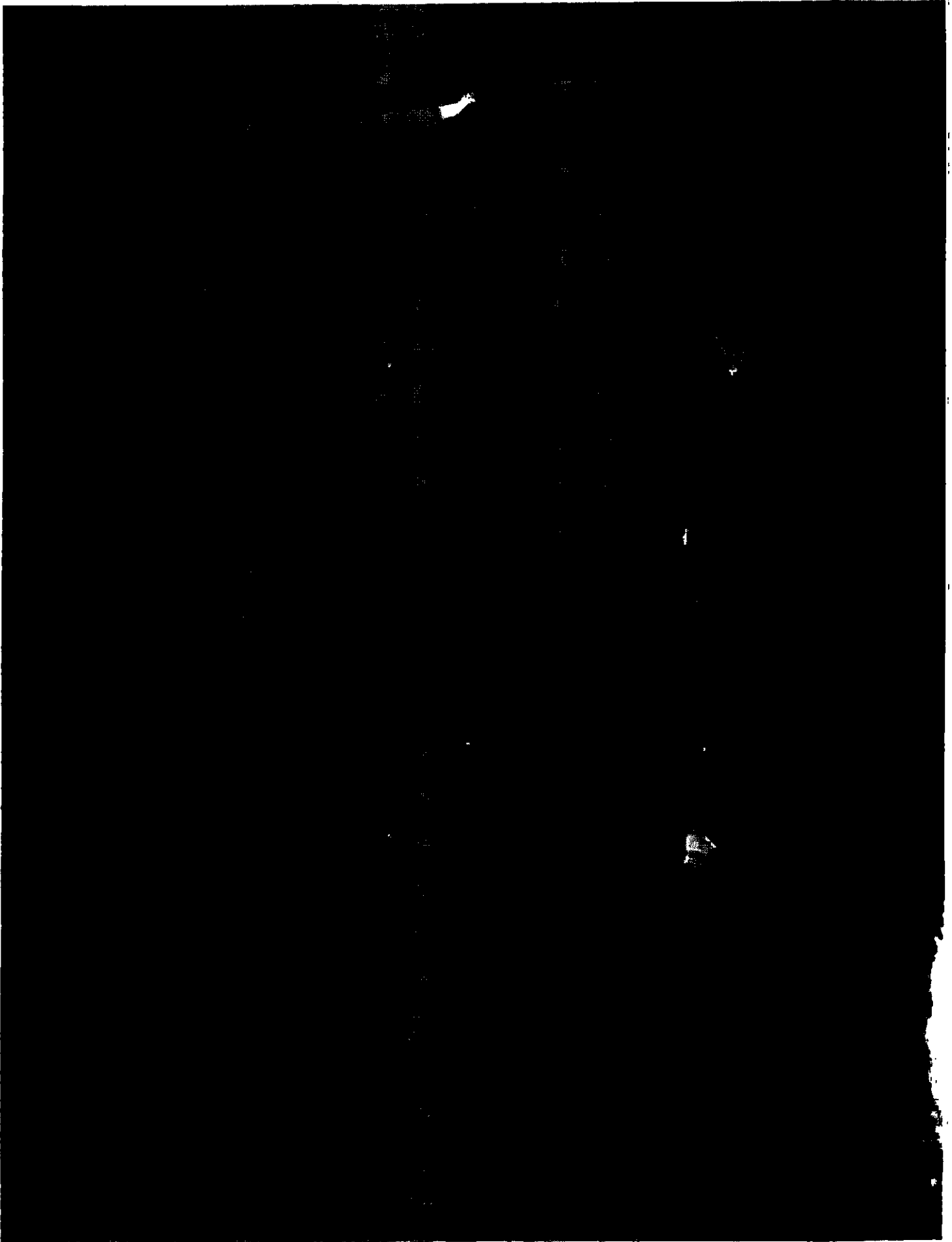
Sullivan County, TN
 Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2004
 Flood Insurance Rate Map (FIRM) 2004
 Zone A - No Flood Hazard
 Zone AE - Special Flood Hazard Area
 Zone A1 - High Flood Hazard
 Zone A2 - Moderate Flood Hazard
 Zone A3 - Low Flood Hazard
 Zone X - Unshaded Flood Hazard









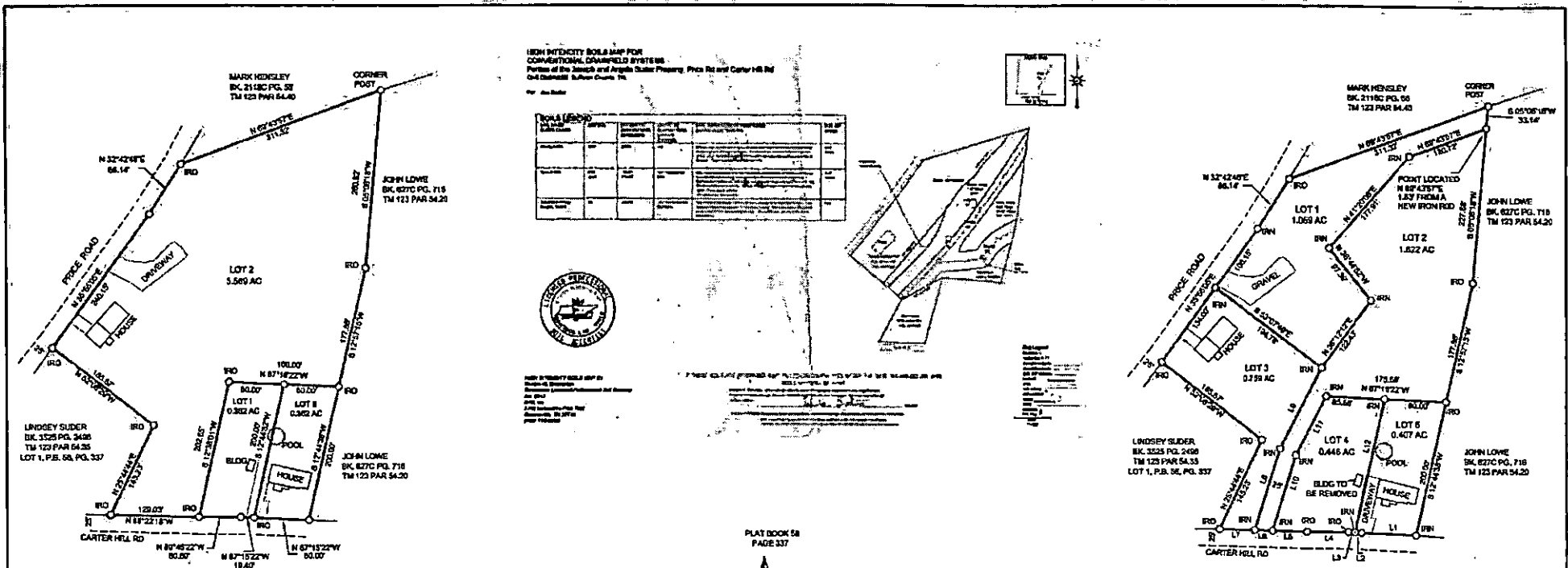






NOTICE





ISEM INTERCITY SOILS MAP FOR CONVENTIONAL DRAINFIELD SYSTEMS
 Portions of the Joseph and Angela Suder Property, Pierce Road and Carter Hill Rd
 Old District 8, Sullivan County, TN

Soil Series	Soil Name	Soil Description	Soil Use
U1	U1	U1	U1
U2	U2	U2	U2
U3	U3	U3	U3
U4	U4	U4	U4
U5	U5	U5	U5
U6	U6	U6	U6
U7	U7	U7	U7
U8	U8	U8	U8
U9	U9	U9	U9
U10	U10	U10	U10
U11	U11	U11	U11
U12	U12	U12	U12



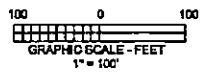
DATE OF SURVEY: 08/14/2012
 TIME OF SURVEY: 08:00 AM
 SURVEYOR: DENNIS B. PIERCE
 COUNTY: SULLIVAN COUNTY, TENNESSEE

ORIGINAL
 LOT #2 OF THE JOSEPH & ANGELA SUDER PROPERTY
 PLAT BOOK 58, PAGE 337 (2nd)
 LOTS 1 AND 8 OF THE SUDER PROPERTY
 PLAT BOOK 38, PAGE 4
 TAX MAP 123, PARCELS 05430, 05434, 05436

REPLAT
 LOT 1, 1.059 AC
 LOT 2, 1.822 AC
 LOT 3, 0.759 AC
 LOT 4, 0.448 AC
 LOT 5, 0.407 AC

Pierce Land Surveying
 132 Isaac Lincoln Place
 Elizabethton, TN 37643
 (423) 542-4729

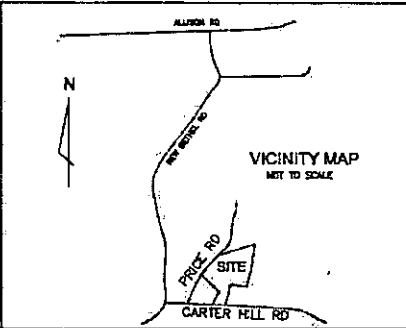
Legend
 IRD — FROM ROAD OLD
 BRN — FROM ROAD NEW
 ——— EDGES OF DRIVEWAY



LINE TABLE

COURSE	BEARING	DISTANCE
L1	N 87°15'22"W	80.00
L2	N 87°15'22"W	10.00
L3	N 87°15'22"W	3.40
L4	N 88°32'57"W	40.80
L5	N 88°22'15"W	60.66
L6	N 88°22'15"W	25.87
L7	N 88°22'15"W	12.40
L8	N 17°21'07"E	128.23
L9	N 87°22'47"E	133.29
L10	S 27°22'47"E	87.19
L11	S 17°21'07"W	118.00
L12	S 17°44'42"W	108.89

- NOTES:**
- Survey is subject to any statements, notices or warranties.
 - Adjusting corners and exact references are based upon County Tax Records and subject to the accuracy thereof.
 - According to Flood Insurance Rate Map Number 47100C0200D, dated September 29, 2003, property shown hereon does not lie in a Special Flood Hazard Area.
 - Utilities and underground features have not been located as a part of this survey and no certification is made thereof.
 - Survey is subject to any zoning regulations which may be in effect as of date hereof.
 - Property Zoned A-1 with the following building setbacks: Front, 30'; Rear, 30'; Side, 12'.
 - Deed Reference: Joseph M. Suder and wife, Angela Suder, Book 3116, Page 2362; Joseph M. Suder, Book 8792C, Page 437 and Book 1509C, Page 225.
 - This Map Follows: Tax Map 123, Parcels 05430, 05434 and 05436.



CERTIFICATE OF OWNERSHIP AND CONSENT

I, the undersigned, do hereby certify that I am the owner of the property shown and described herein and that I have authorized the plat of subdivision with my best free consent, contain the minimum building setback lines, and indicate all easements, rights, liens, claims, and other matters which may affect the property and are hereby approved as shown.

Owner: _____ Date: _____
 Date: _____ Date: _____
 Owner: _____ Date: _____

Certificates of Existing Utility Systems:

- I hereby certify that the electric and/or gas lines with existing dwelling(s) contain a separate property functioning service system and that the electric, field and/or gas lines with each system are located properly within each lot with no sign of failure.
- I hereby further certify that the existing public systems are permitted by the Tennessee Department of Environment & Conservation with permit or file or state on TDEC Permit: _____ Date of Permit: _____
- Or: the existing dwellings provide the permitting process from TDEC and provide the adoption of the Sullivan County Subdivision Regulations of 1981. Year of dwelling(s): _____

Owner(s) Signature: _____ Date: _____
 Dennis B. Pierce, PLEB No. 635

CERTIFICATE OF THE APPROVAL OF ENGINEERING SYSTEMS

I hereby certify that the plans or modifications proposed system or systems described, or proposed for installation, fully meet the requirements of the Tennessee Department of Environment and Conservation, Division of General Water Pollution or the local municipal water department and are hereby approved as shown.

Date: _____
 City Engineer or the State Environmental Scientist

CERTIFICATE OF AGENCY

I hereby certify that the plan shown and described herein is a true and correct copy of the copy as required by the Sullivan County Regional Planning Commission and that the requirements have been placed as shown here on in the specifications of the subdivision regulations.

Date: _____
 Tennessee Regional Land Surveyor

CERTIFICATE OF THE APPROVAL FOR UTILITY INSTALLATION

I hereby certify that the address, as noted on the plat, are approved as shown.

Date: _____
 Sullivan County Director of P.U. Addressing or authorized representative

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I hereby certify that the public water utility system or systems installed, or proposed for installation, fully meet the requirements of the local utility district, and are hereby approved as shown.

Date: _____
 Local Utility District Provider or Authorized Representative

CERTIFICATE OF THE APPROVAL OF SEWER SYSTEMS

I hereby certify (check one):
 (1) that the sewer lines have been installed in an acceptable manner and according to the specifications on CD submitted right-of-way inclusion notes in order of public utility and sewer lines as proposed. Or (2) that the sewer lines have been installed in accordance with the performance guarantee set by the Sullivan County Regional Planning Commission.

Date: _____
 City Engineer or Sullivan County Commissioner of Highways or Representative

CERTIFICATE OF APPROVAL FOR PROPOSING

I hereby certify that the subdivision plat shown hereon has been filed in conformity with the Subdivision Regulations for Sullivan County, Tennessee, with the exception of such variations, if any, as are noted in the minutes of the Sullivan County Regional Planning Commission and that I have been approved for recording by the CLERK of the County Register. If recorded, it hereby binds the record of it. I have been posted with the Sullivan County Regional Planning Commission to insure completion of all required requirements in case of default.

Conformed by Sullivan County Planning Director: _____ Date: _____
 Secretary of the Sullivan County Regional Planning Commission: _____ Date: _____

REPLAT OF JOSEPH SUDER PROPERTY

SULLIVAN COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES: 4.285	TOTAL LOTS: FIVE
ACRES NEW ROAD: NONE	MILES NEW ROAD: NONE
OWNER: JOSEPH SUDER	CIVIL DISTRICT: WITH
SURVEYOR: DENNIS B. PIERCE	CLOSURE ERROR: 1:10,000

SCALE: 1" = 100'

Case #2

A-1 to R-1

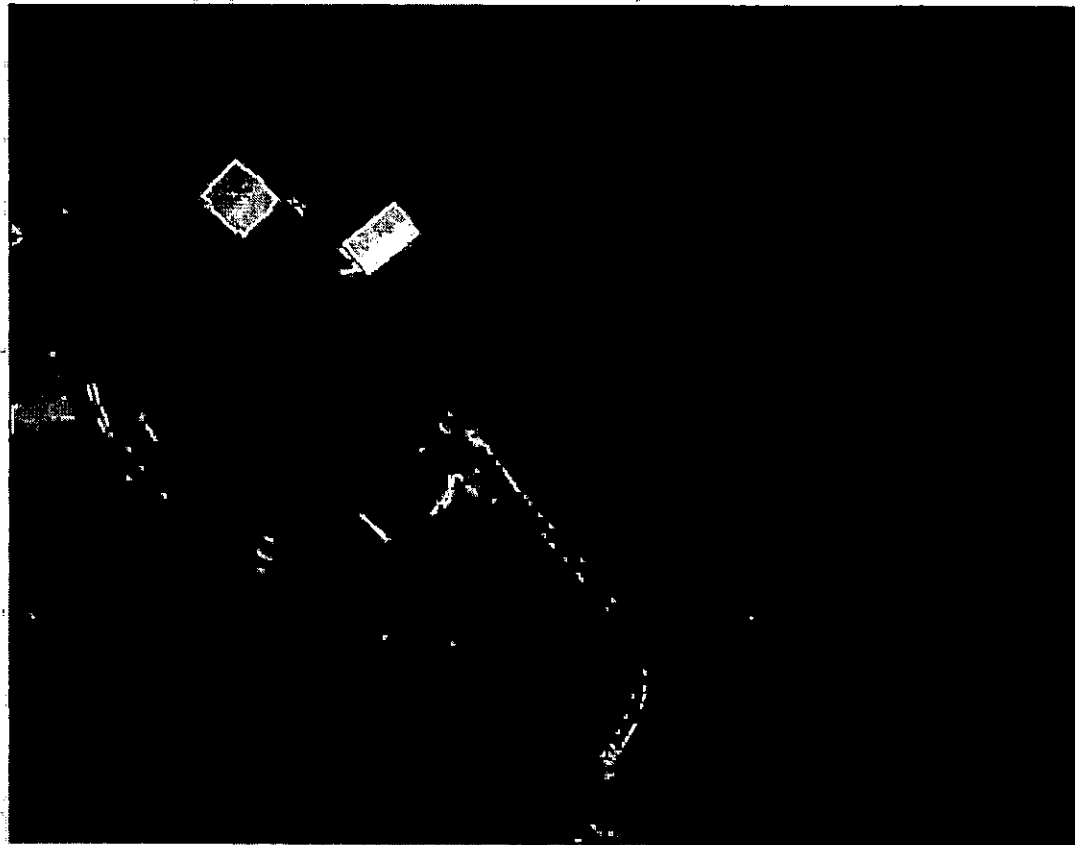
**General Agricultural/Estate Residential District to Low
Density/Single-Family Residential District for the purpose of
subdividing a lot smaller than 1 acre
Tax Map 109, Parcel 114.40**

for Jessica Sprague

**Sullivan County Planning Commission
voted to send a favorable recommendation
to the County Commission**

768 Warren Road, Piney Flats, TN 37686

Civil District 20th
Commission District 5th
(Glover, King)



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



- County Line
- Lot Number
- Parcel Lines

Address Data Source:
Sullivan County GIS
2004, 2008
Aerial, 2008
Parcel, 2008

Notice:
Aerial images are not legal surveys.
Other than the measurement of
roads, a survey is required for
all other boundary lines of
land and estate property.
Aerial images should be
used only as a reference to the
state of Tennessee should be
required for determination of
boundary lines or interests
of record.

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 11/26/2025

Property Owner: Jessica Sprague
Address: 768 Wainey Rd.
Phone number: 716 359 6586 Email:

<u>Property Identification</u>			
Tax Map: <u>109</u>	Group:	Parcel: <u>114.40</u>	
Zoning Map: <u>26</u>	Zoning District: <u>A-1</u>	Proposed District: <u>R-1</u>	Civil District: <u>20</u>
Property Location: <u>768 Warren Rd, Piney Flats</u>			Commission District:
Purpose of Rezoning: <u>To allow for Lot 1 R-1 to be under 1 acre</u>			

<u>Meetings</u>	
Planning Commission: <u>Sullivan County</u>	
Place: <u>Historic Courthouse 2nd Floor 3411 Hwy 126 Blountville, TN</u>	
Date: <u>11/20/26</u>	Time: <u>6:00pm</u>
Approved: _____	Denied: _____
County Commission:	
Place: <u>Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126, Blountville TN</u>	
Date: <u>02/12/26</u>	Time: <u>6:00 PM</u>
Approved: <input checked="" type="checkbox"/> _____	Approved 22 Yes, 2 Absent Denied: _____

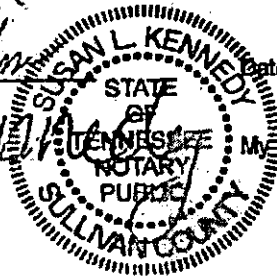
DEED RESTRICTIONS

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

Owner's Signature: Jessica Sprague

Date: 11/26/2025

Notary Public: Susan L Kennedy



Date: 11/26/2025

My Commission Expires:

Agenda subject voting report

Meeting name

Sullivan County Work Session February 12 2026

2/12/2026

7 Case 2
Vote

034

Description

Jessica Sprague, 768 Warren Road, Piney Flats, A-1 to R-1, to subdivide a plot smaller than one acre. 5th Commission District.

Public Hearing on Case #2/Sprague

Chairman

Gardner, John

Total vote result

Voting start time 6:12:49 PM
Voting stop time 6:13:08 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

Group voting result

Group	Yes	Absent
No group	22	0
Total result	22	0

Individual voting result

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

FINDINGS OF FACT—

Landowner:	Jessica Sprague
Applicants:	Same
Representative:	Same
Location:	768 Warren Road, Piney Flats, TN 37686
Mailing Address of Owners:	Same
Civil district:	20
Parcel ID:	Tax Map 109 Parcel 114.40
Subdivision of Record:	Warren Property Division Resub
PC1101 Growth Boundary:	Sullivan County Rural Areas
Airport Overlay Zone:	No
Existing Land Use of Lot:	Agrarian / Residential
Utility District:	N/A
Public Sewer:	No
Flood Plain:	No
Existing Zoning:	A-1
Surrounding Zoning:	A-1
Surrounding Land Uses:	Agrarian/Residential
2006 Land Use Plan:	Agricultural / Single-Family Residential
Lot/Tract Acreage:	3

Staff Field Notes and Findings of Facts:

- The applicant has request rezoning from A-1 to R-1 in order to create lots under 1 acre (20,00 sq ft minimum on R-1 with septic).
- Staff visited the property to inspect and take pictures.
- The requested rezoning is consistent with the future land use plan and with the surrounding land use of residential. There are numerous parcels in the surrounding area that are under 1 acre, zoned a-1, being utilized for residence.
- Given the consistency with surrounding land uses and the residential recommendation of the future land use plan, staff recommends in favor of the rezoning request.

Meeting Notes at Planning Commission:

Tennessee Property Assessment Data - Parcel Details Report - <http://www.revenue.tn.gov/>

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 SPRAGUE JESSICA & ROBERT
 768 WARREN RD
 PINEY FLATS TN 37688

Current Owner

WARREN RD 768

Ctrl Map: 109 Group: Parcel: 114.40 Pt: Sl: 000

Value Information

Land Market Value: \$45,700
 Improvement Value: \$201,900
 Total Market Appraisal: \$247,600
 Assessment Percentage: 25%
 Assessment: \$61,900

Subdivision Data

Subdivision:
 WARREN PROPERTY DIVISION RESUB
 Plat Book: Plat Page: Block: Lot:
 60 77 1-2

Additional Information

General Information

Class: 00 - Residential City:
 City #: Special Service District 2: 000
 Special Service District 1: 000 Neighborhood: P01
 District: 20 Number of Mobile Homes:
 Number of Buildings: 1 Utilities - Electricity: 01 - PUBLIC
 Utilities - Water/Sewer: 00 - PUBLIC / NONE Zoning:
 Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	8X20	160
1	GUD - DETACHED GARAGE UNFINISHED	18X21	378

Sale Information

Long Sale Information list on subsequent pages

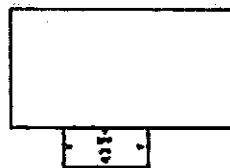
Land Information

Deed Acres: 0	Calculated Acres: 3	Total Land Units: 3
Land Code	Soil Class	Units
04 - IMP SITE		3.00

Residential Building #: 1

Improvement Type:
 50 - MANUFACTURED
 Exterior Wall:
 04 - SIDING AVERAGE
 Heat and AC:
 7 - HEAT AND COOLING SPLIT
 Quality:
 1 - AVERAGE
 Square Feet of Living Area:
 1404
 Foundation:
 02 - CONTINUOUS FOOTING
 Roof Framing:
 02 - GABLE/HIP
 Cabinet/Millwork:
 03 - AVERAGE
 Interior Finish:
 07 - DRYWALL
 Bath Tiles:
 00 - NONE
 Shape:
 01 - RECTANGLE

Building Sketch



Stories:
 1.00
 Actual Year Built:
 2010
 Plumbing Fixtures:
 6
 Condition:
 AV - AVERAGE
 Floor System:
 04 - WOOD W/ SUB FLOOR
 Roof Cover/Deck:
 13 - PREFIN METAL CRIMPED
 Floor Finish:
 11 - CARPET COMBINATION
 Paint/Decor:
 03 - AVERAGE
 Electrical:
 03 - AVERAGE
 Structural Frame:
 00 - NONE

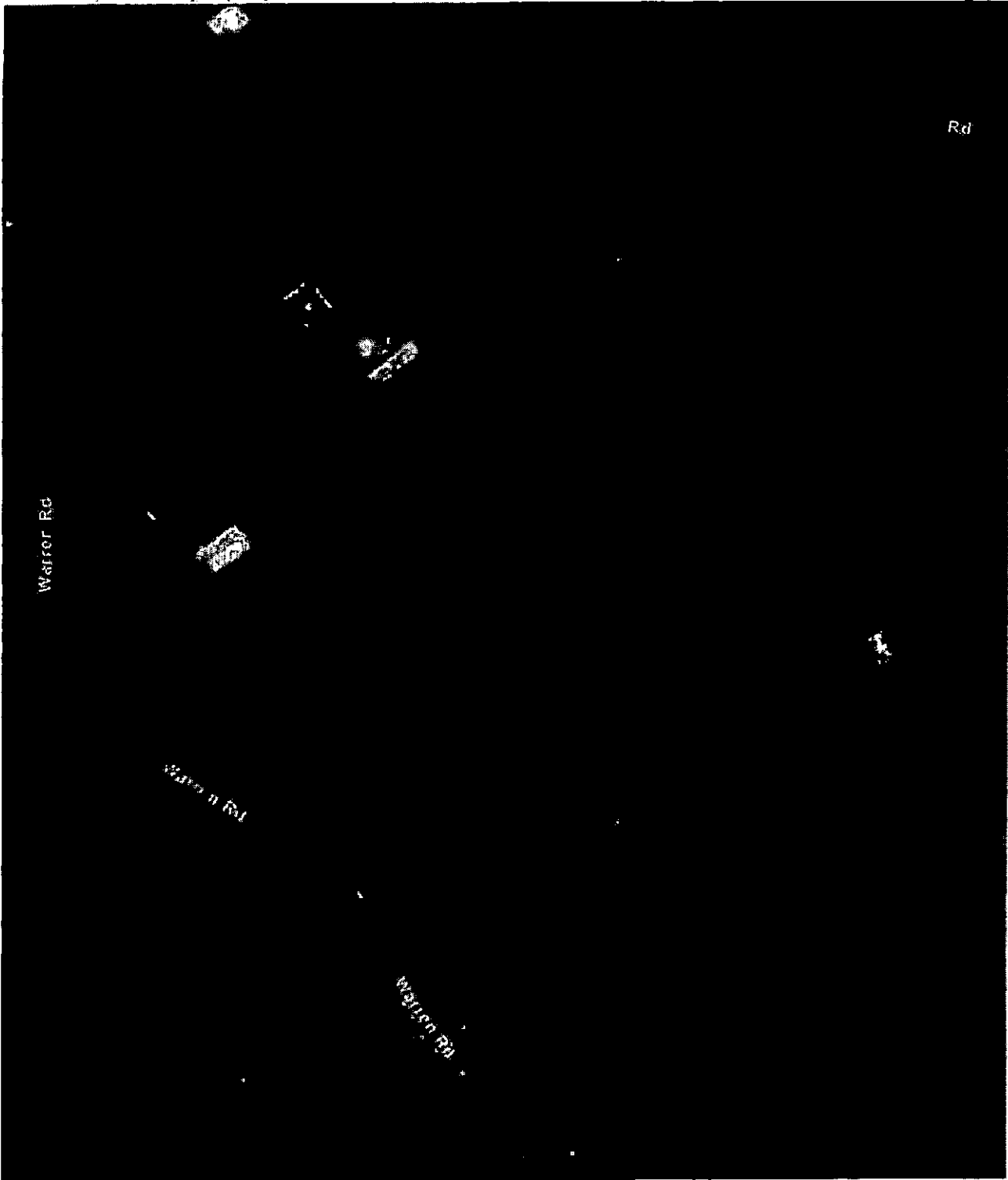
Building Areas

Areas	Square Feet
BAS - BASE	1,404
OPF - OPEN PORCH FINISHED	171

Sale Information

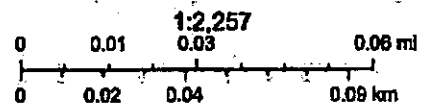
Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
7/17/2025	\$15,000	3659	1879	V - VACANT	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
3/15/2024	\$200,000	3597	785	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/16/2019	\$99,900	3318	975	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
2/19/1988	\$0	607C	777			

Sullivan County - Parcel: 109 114.40



Date: November 26, 2025

County: SULLIVAN
 Owner: SPRAGUE JESSICA & ROBERT
 Address: WARREN RD 768
 Parcel ID: 109 114.40
 Deeded Acreage: 0
 Calculated Acreage: 3



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

The property lines are controlled from information maintained by your local

Address Data Source

Sullivan County: SJA Co 911
Kingsport: Kpt GIS
Johnson City: JC GIS
Bristol: Bristol 911

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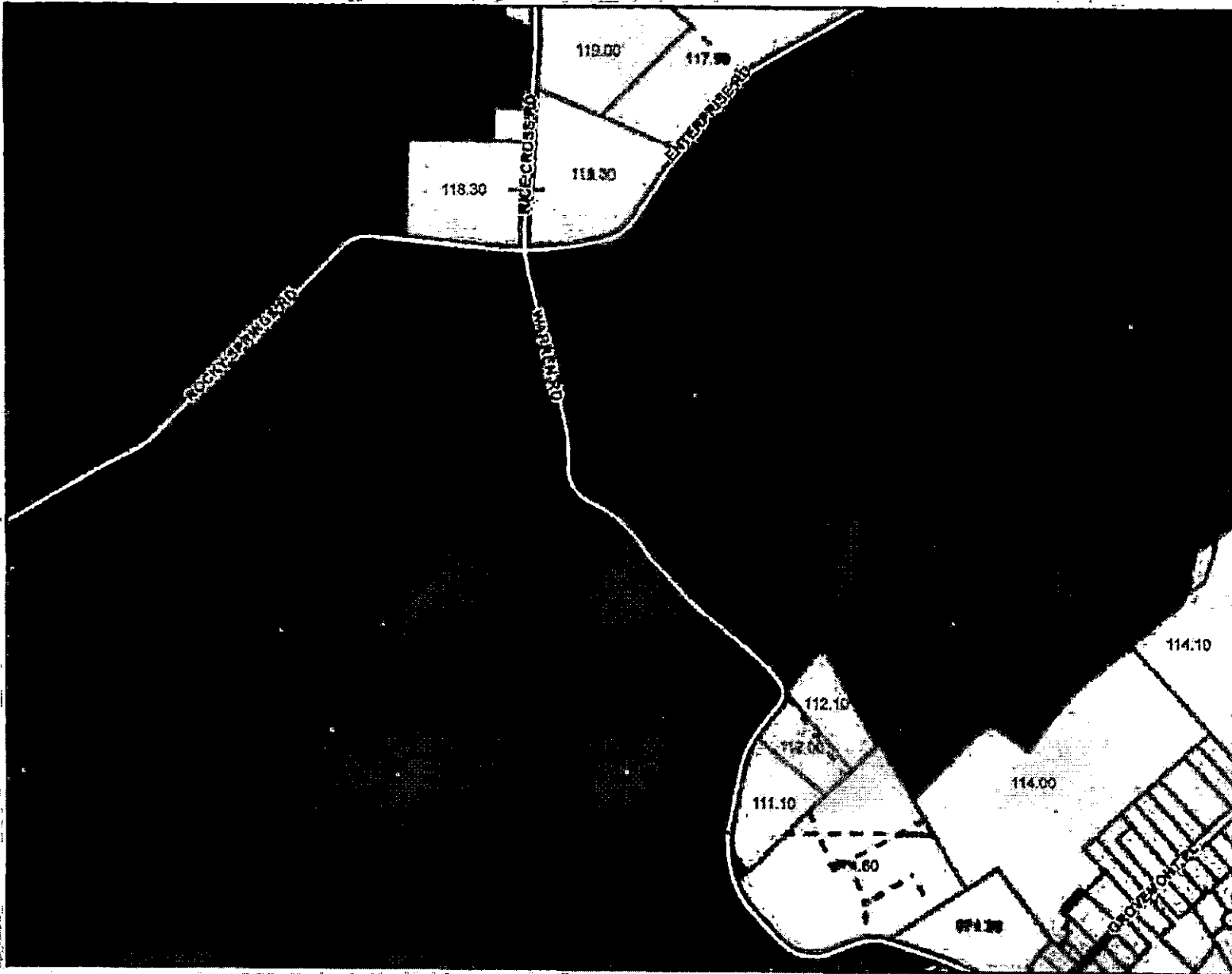
- County Line
- Lot Lines / Parcel Hooks
- Parcel Numbers
- Parcel Lines
- Current Zoning
- A-1



Sullivan County, TN
Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2504
 Flood Insurance Rate Map (FIRM) 2504
 Zone A-1 (Special Flood Hazard Insurance)
 Zone AE - Special Flood Hazard Insurance
 1% ACF Annual Chance Flood Hazard
 100-Year Flood Hazard (Zone A)





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

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- County Line
- ▲ Lot Lines / Parcel Hooks
- Parcel Numbers
- Parcel Lines
- Land Use Plan: 2005-2026
- Ag / Single Fam Res
- Ag / Open Space
- Low Density Res



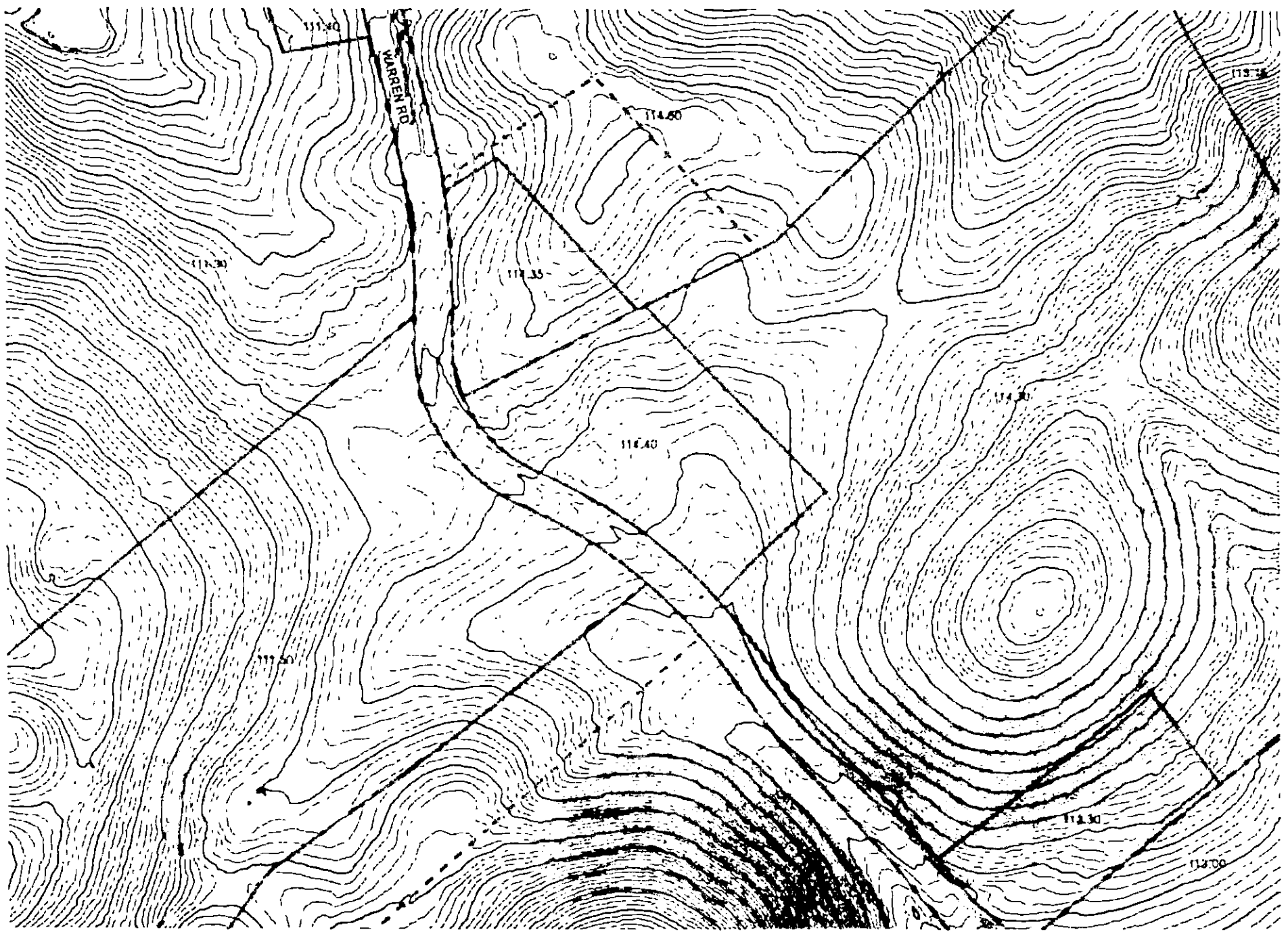
Sullivan County, TN
 Planning and Codes Dept.

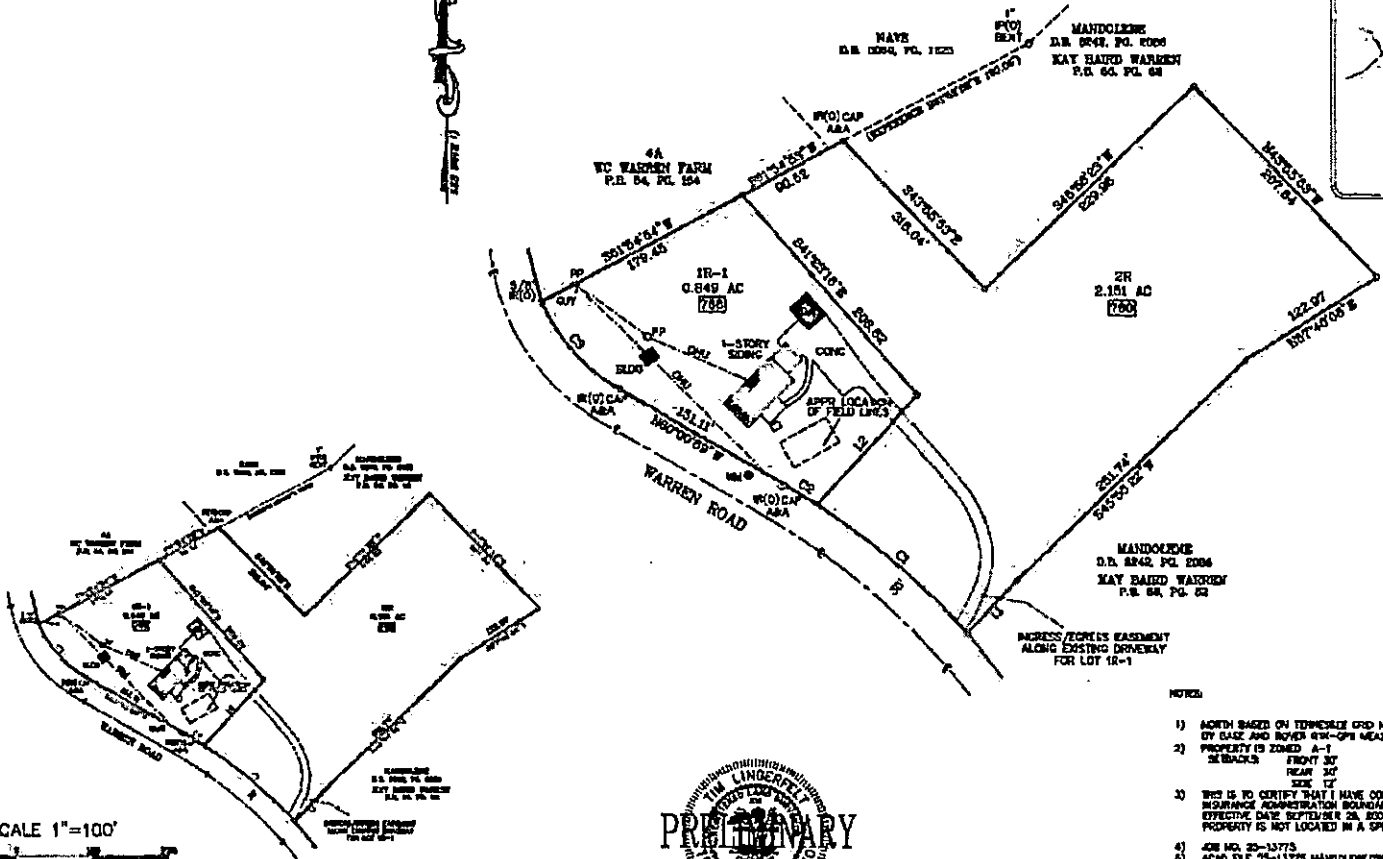
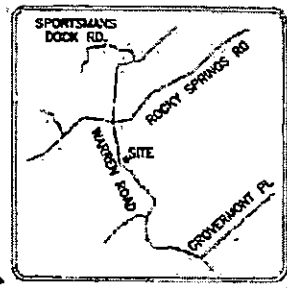
Flood Insurance Rate Map (FIRM) 2004
 Flood Insurance Rate Map (FIRM) 2004
 Zone AE - High Flood Hazard
 Zone A - Moderate Flood Hazard
 Zone X - Special Flood Hazard Area
 Zone V - Very High Flood Hazard
 Flooded Areas to Zone AE



030

130





SCALE 1"=100'



ALLEY & ASSOCIATES, INC.
 SURVEYORS
 802 S. BERRY STREET
 MEMPHIS, TN 38103
 901-528-1234

- LEGEND**
- DP(O) IRON PIPE, OLD
 - DK(O) IRON ROAD, OLD
 - P.E. PLAY DOCK
 - FW LATER SETTER
 - D.B. DEED BOOK
 - PC PAGE
 - N.T.S. NOT TO SCALE
 - AC ACRES
 - PF POSTER POLE
 - OUV OVERHEAD UTILITY
 - ALDO BUILDING
 - CONC CONCRETE
 - APPR APPROXIMATE
 - AM ALLEY & ASSOCIATES
 - CR GARAGE
 - OR BY ADDRESS

- NOTES**
- 1) NORTH BASED ON TENNESSEE GRID NORTH QUAD(S), ESTABLISHED BY DEED AND BOUNDARY SURVEYS MEASUREMENTS. COURTESY
 - 2) PROPERTY IS ZONED A-1
 - 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 4718002000 EFFECTIVE DATE SEPTEMBER 28, 2008 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 4) JOB NO. 25-13775
 - 5) ACD FILE 25-13775 MANDOLORENE
 - 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
 - 7) TAX MAP 908, PARCEL 114-40 AND PART OF PARCEL 114-30
 - 8) DEED REFERENCE: D.B. 3347, PG. 740 & D.B. 3262, PG. 228
 - 9) 1/4" HIGH RODS WITH CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.
 - 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY
 - 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE SURVEYING STANDARDS OF PRACTICE.
 - 12) THERE ARE APPROXIMATELY 67.6 ACRES LEFT IN REMAINING PARCEL.
 - 13) THIS SURVEY MAY BE SUBJECT TO ALL EIGHTY-FOUR (84) EASEMENTS, RESERVATIONS AND RESIDUARY, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - 14) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW, PRIOR TO PLAY REFERENCE: PLAY BOOK 08, PAGE 82 AND PLAY BOOK 02, PAGE 801
 - 15)

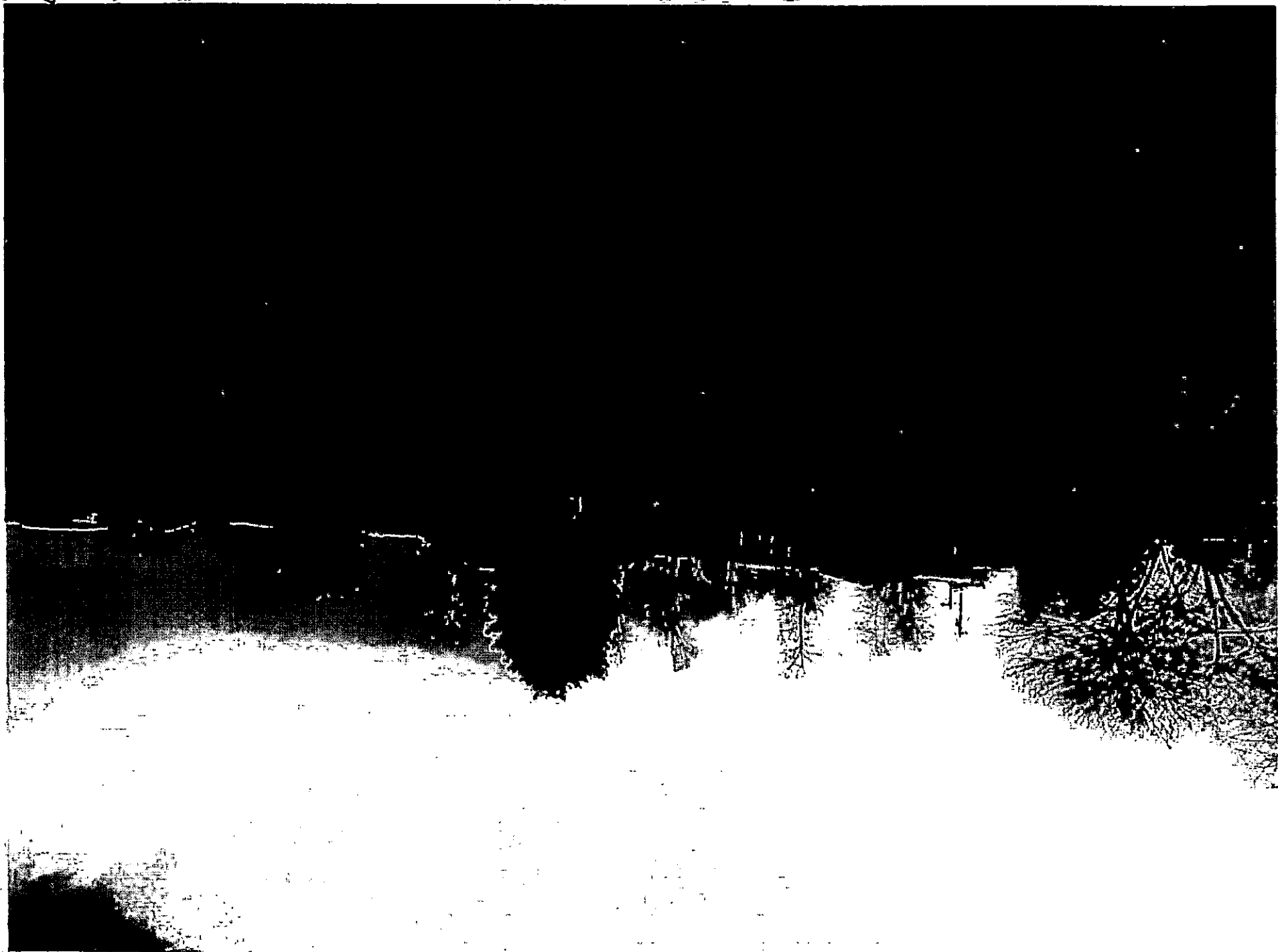
<p>CERTIFICATE OF SURVEYOR AND SURVEYOR</p> <p>I, T.M. LINDERFELT, Surveyor, do hereby certify that I am the author and the holder of the title of this survey and that I am duly qualified to practice surveying in the State of Tennessee.</p> <p>DATE: _____</p>	<p>CERTIFICATE OF THE APPROVAL OF SURVEYING ENGINEER</p> <p>LET IN ONE COPY FILED IN FILE OF THIS OFFICE, AND ALSO WHICH MAY BE PRODUCED.</p> <p>DATE: _____</p>
<p>CERTIFICATE OF THE APPROVAL FOR THE SUBDIVISION</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF THE TENNESSEE SURVEYING ACT.</p> <p>DATE: _____</p>	<p>CERTIFICATE OF APPLICANT</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWS THE LOCATION OF THE PROPOSED SUBDIVISION AND THAT THE SAME IS IN ACCORDANCE WITH THE PROVISIONS OF THE TENNESSEE SURVEYING ACT.</p> <p>DATE: _____</p>

<p>CERTIFICATE OF THE APPROVAL OF STREET</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWS THE LOCATION OF THE PROPOSED STREET AND THAT THE SAME IS IN ACCORDANCE WITH THE PROVISIONS OF THE TENNESSEE SURVEYING ACT.</p> <p>DATE: _____</p>	<p>CERTIFICATE OF THE APPROVAL OF PUBLIC UTILITY SYSTEM</p> <p>I HEREBY CERTIFY THAT THE PUBLIC UTILITY SYSTEM IS IN ACCORDANCE WITH THE PROVISIONS OF THE TENNESSEE SURVEYING ACT.</p> <p>DATE: _____</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SURVEYING PLAN SHOWS THE LOCATION OF THE PROPOSED SUBDIVISION AND THAT THE SAME IS IN ACCORDANCE WITH THE PROVISIONS OF THE TENNESSEE SURVEYING ACT.</p> <p>DATE: _____</p>
---	---	--

<p>RESUBDIVISION OF LOT 1, DIVISION OF WARREN PROPERTY & 2.00 ACRE SULLIVAN COUNTY PLANNING COMMISSION</p>			
TOTAL ACRES	2.00	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	MANDOLORENE	COR. DISTRICT	178A
SURVEYOR	ALLEY & ASSOCIATES, INC.	DATE	11/11/25
SCALE 1"=60'			







 Outlook

768 Warren Rd Rezoning

From Stormwater <stormwater@sullivancountytn.gov>

Date Fri 1/9/2026 4:29 PM

To Luke Meade <landuse@sullivancountytn.gov>

Cc Jeanessa Hayes <zoning@sullivancountytn.gov>

I received a phone call requesting information on the rezoning of the property located at 768 Warren Rd. The caller expressed concern for the zoning, citing multiple subdivisions in the surrounding area resulting in an increase in vehicle traffic. He felt it was important to "limit the number of houses that can be built in the area." While the caller did not express explicit opposition, he did inquire about and was subsequently informed about public meetings where he could voice his concerns.

Robert Looney

Stormwater Coordinator

Sullivan County Planning & Codes Dept.

423.354.7032

Case #3

A-1 to R-1

Low Density/Single-Family Residential District to Arterial
Business Service District for the purpose of group assembly
and commercial outdoor recreation
Tax Map 076H, Group A, Parcel 006.00

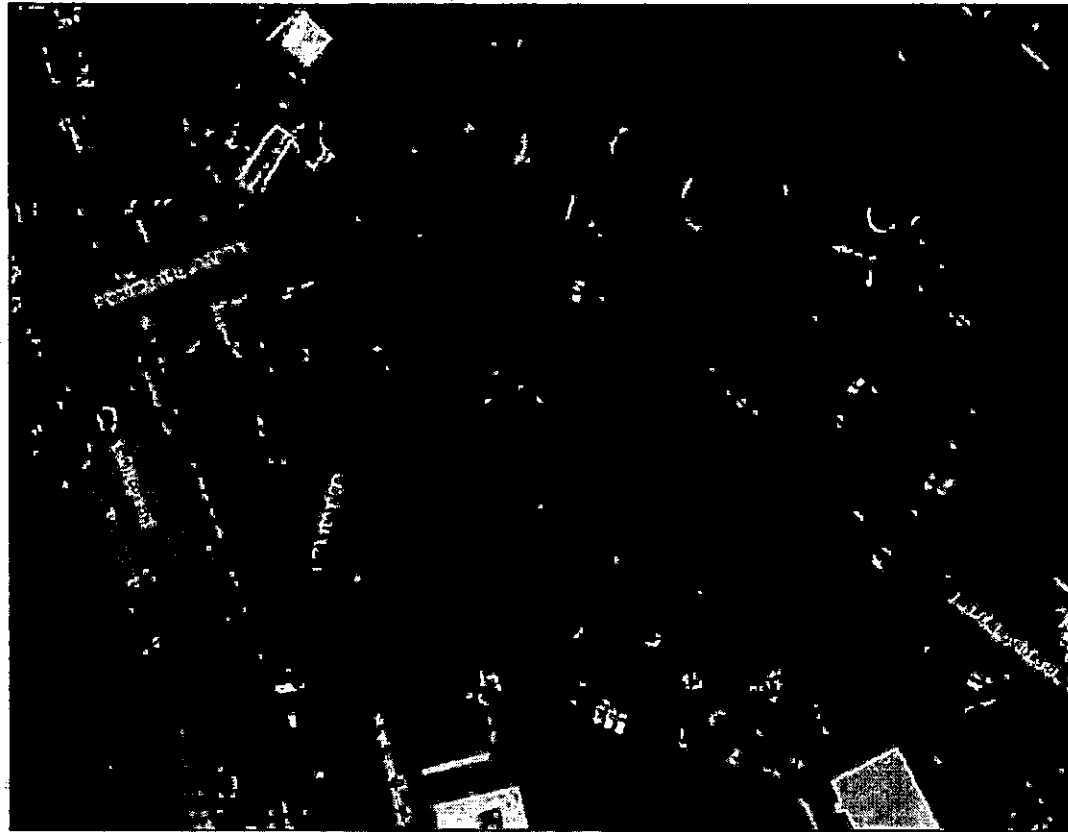
for Kenneth & Cathy Cooke

Kingsport Planning Commission
voted to send a favorable recommendation
to the County Commission

Whispering Hills Drive, Kingsport, TN 37660

Civil District 13th
Commission District 8th
(Calton, Ireson)

Approved 22 Yes, 2 Absent



Sullivan County, TN
Planning and Codes Dept.

Feet
0 100



Address Data Source:
Sullivan County GIS Dept
MapInfo 8.0/9.0
Aerial Imagery 2008
Vector Data 2008

Note:
This map was prepared using
data from the Department of
Transportation. It cannot be used to
determine boundary lines of
property and county property.
A land surveyor licensed to
practice land surveying in the
State of Tennessee should be
consulted for all questions of
boundary and/or location
of a tract.

County Line
 Parcel Number
 Parcel Uses

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date:

Property Owner: KENNETH R COOKE / CATHY E COOKE
Address: 1700 WHISPERING HILLS DR KINGSPOTT, TN 37660
Phone number: 423-383-0274 Email:

Property Identification			
Tax Map: <u>076H</u>	Group: <u>A</u>	Parcel: <u>000-00</u>	
Zoning Map: <u>15</u>	Zoning District: <u>R-1</u>	Proposed District: <u>B-4</u>	Civil District: <u>13</u>
Property Location: <u>WHISPERING HILLS ADDITION / S. EASTMAN</u>			Commission District: <u>8</u>
Purpose of Rezoning: <u>Group Assembly and Commercial Outdoor Recreation</u>			

Meetings	
Planning Commission: <u>Kingsport Planning Commission</u>	
Place: <u>415 Broad St, 3rd Floor Board Room</u>	
Date: <u>Jan 15th 2026</u>	Time: <u>5:30</u>
Approved: _____	Denied: _____
County Commission:	
Place: <u>Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 128, Blountville TN</u>	
Date: <u>Feb 12th 2026</u>	Time: <u>6:00 PM</u>
Approved: <u>✓</u>	Approved 22 Yes, 2 Absent
Denied: _____	

DEED RESTRICTIONS

Pol # 41849
41219

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: Kenn R Cooke

Date: 11-17-2025

Notary Public: _____

My Commission Expires:

Agenda subject voting report

Meeting name

Sullivan County Work Session February 12 2026

2/12/2026

8 Case 3
Vote

050

Description

Kenneth and Cathy Cooke, Whispering Hills Drive, Kingsport. A-1 to R-1, to allow group assembly and commercial outdoor recreation. 8th Commission District.

Public Hearing on Case #3/Cooke

Chairman

Gardner, John

Total vote result

Voting start time 6:15:27 PM
Voting stop time 6:15:42 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	22
Abstain	0
No	0
Total Present	22
Absent	2

Group voting result

Group	Yes	Absent
No group	22	0
Total result	22	0 2

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

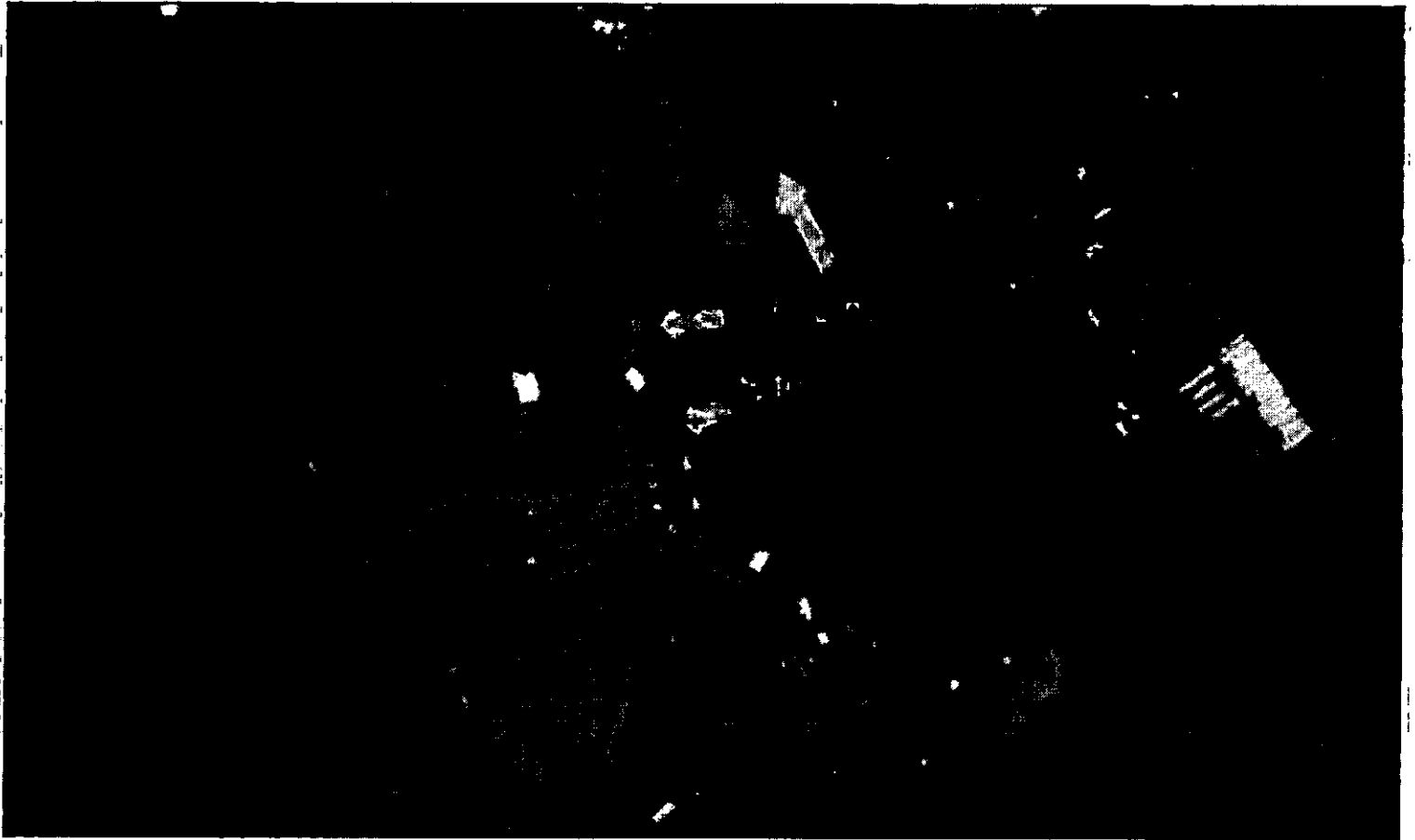
Property Information		Whispering Hills Dr. County Rezoning	
Address		Whispering Hills Dr. Kingsport, TN 37660	
Tax Map, Group, Parcel		Tax Map 076H Group A Parcel 006.00	
Civil District		13 th Civil District	
Overlay District		Gateway District	
Land Use Designation		Retail/Commercial	
Acres		+/- 1.8 acres	
Existing Use	Vacant	Existing Zoning	County R-1
Proposed Use	Group Assembly/Commercial Outdoor Recreation	Proposed Zoning	County B-4
Owner/ Applicant Information			
Name:		Intent: <i>To rezone from County R-1 to County B-4 for the purpose of group assembly and commercial outdoor recreation.</i>	
Address:			
City:			
State:	Zip Code:		
Phone:			
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a positive recommendation to the Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> • The zoning change is compatible with the City & County's future land use plans. • The zoning change is in line with other zoning changes found along S. Wilcox Dr. <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • S. Wilcox Dr., a minor arterial, connected to a major highway, I-26, makes it the ideal location for commercial rezoning. County zoning reflects this fact as B-3, B-1 and R-2 zones have emerged within this area situated along S. Wilcox Dr. <p>Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone Tax Map 076H Group A Parcel 006.00 from County R-1 to County B-4. The rationale for this recommendation is based upon the subject area being in conformance with the City and County's future land use plans.</p>			
Planner: Samuel Cooper		Date: 1/15/26	
Planning Commission Action		Meeting Date: 1/15/26	
Approval:	Yes		
Denial:	Reason for Denial:		
Deferred:	Reason for Deferral:		

Sullivan County Zoning Code

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

3. B-4, Arterial Business Service District - This district is designed to provide adequate space in appropriate locations for uses, which serve the needs of the motoring public, as well as, the local community. Transient sleeping accommodations, entertainment and amusement, retail and wholesale trade, and eating and drinking establishments primarily characterize this district. In addition, commercial trade and service uses are permitted if necessary to serve the recurring needs of persons frequenting these districts. Community facilities and utilities necessary to serve these districts or uses necessary for the general community welfare are also permitted. Bulk limitations required of uses in these districts, in part, are designed to maximize building in proximate residential districts. It is the express purpose of this zoning classification to ensure that adequate infrastructure, accessibility and buffering between residential and agricultural land uses are in place to promote the highest and best use of the district while protecting the existing abutting land uses. This district is designed to serve the larger commuting area while providing a limited but compatible scope of services. New B-4 districts should be a continuation of existing commercial centers along arterial routes.

1700 Whispering Hills Dr. Vicinity Map



1/18/2025, 4:34:13 PM

Municipal Boundary

KINGSPORT

Urban Growth Boundary

Streets

Interstate

Expressway

Major Arterial

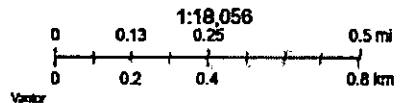
Minor Arterial

Collector Street

Local Street

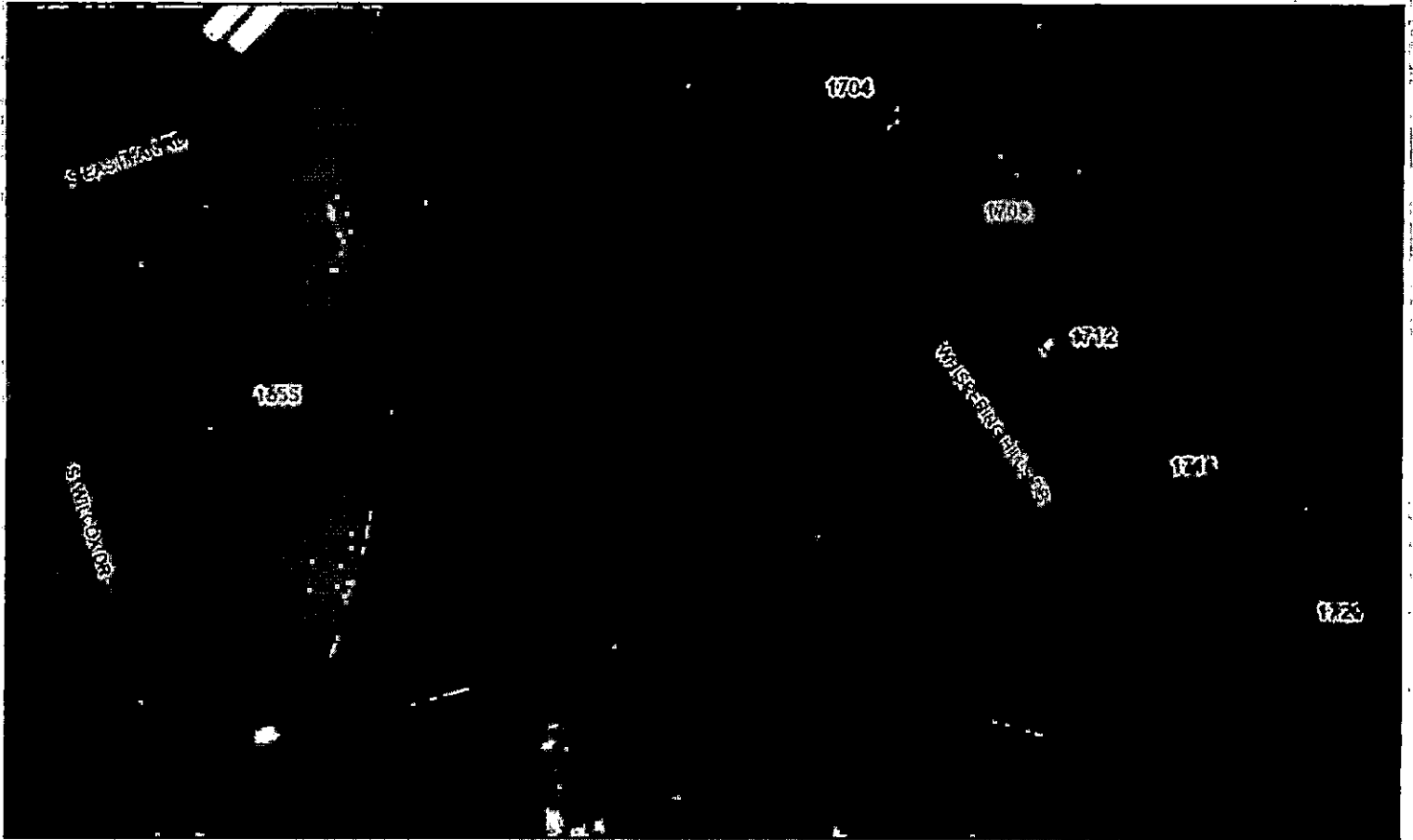
Private Street

Ramp



Web Application for Arc

Whispering Hills Dr. Site Map

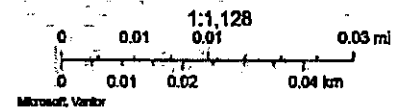


1/22/2025, 10:23:37 AM

Illivan County Parcels Jan 2023

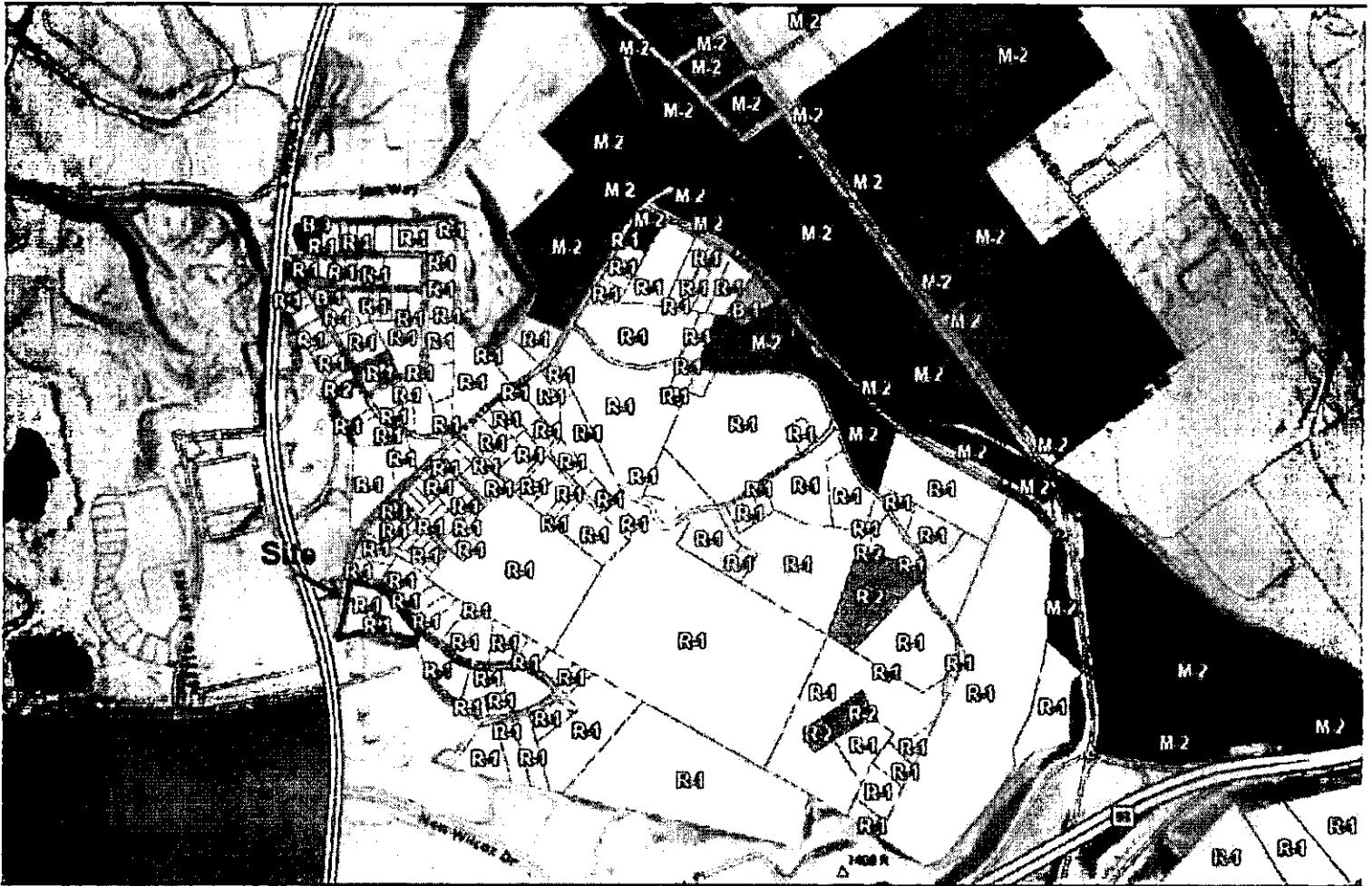
- Parcels
- Municipal Boundary
- KINGSPORT

- Urban Growth Boundary
- Streets
- Local Street
- Minor Arterial
- Kpt 911 Address



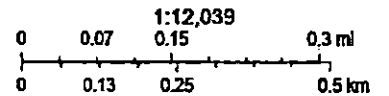
Web AppBuilder for ArcGIS

Zoning Map for Sullivan County, Tennessee



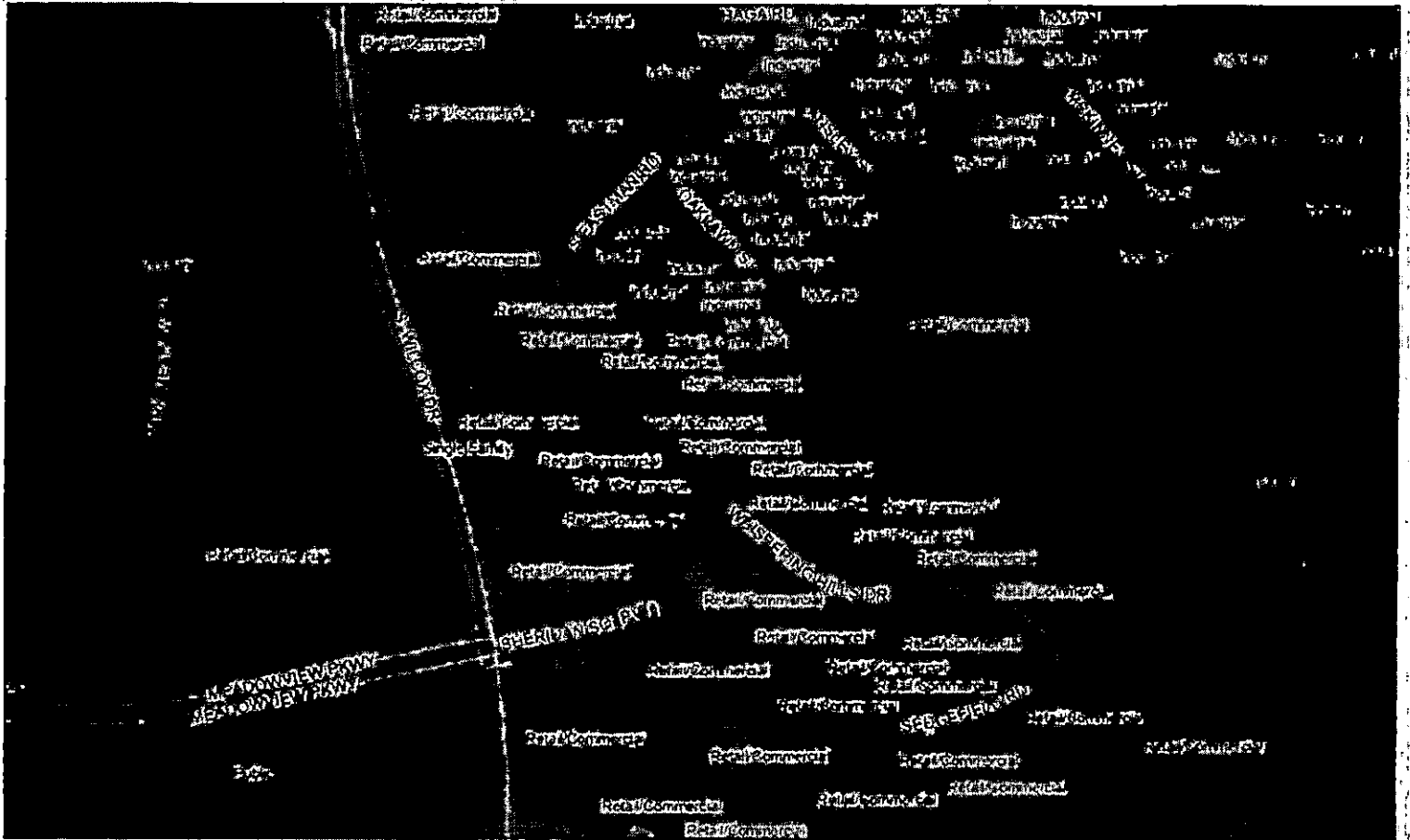
2/19/2025

- Sullivan County Zoning - Labels & Lines (zoom in to view)
- M-2
- R-1
- R-2
- B-1
- B-3
- World_Hillshade



Eri, NASA, NGA, USGS, FEMA, Sources: Eri, USGS, Sources: Eri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, etc

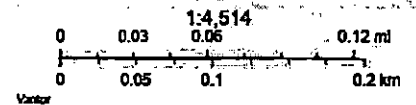
1700 Whispering Hills Dr. Future Land Use Map



1/19/2025, 4:41:29 PM

- Future Land Use
- Retail/Commercial
 - Industrial
 - Public
 - Single Family
 - Urban Growth Boundary

- Streets
- Minor Arterial
 - Local Street
 - Private Street
 - Kpt 911 Address



Web App Builder for Arc

Northern Property View



Southern Property View



Western Property View



12/18/2025 14:1

Standards of Review

061

Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 7, below, as well as any other factors they may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal will permit a use suitable to the area due to the property's proximity to other County R-2, B-1, and B-3 zones along South Wilcox Drive.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** This proposal will not have an adverse effect on adjacent or nearby properties due to the topography of the site and Whispering Hills Dr. serving as barriers to adjacent county R-1 zones.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The City and County land use plans address the rezoning site as appropriate for County B-4, Arterial Business Service District

Proposed use: County, B-4 (Arterial Business Service District)

The Future Land Use Plan recommends: County: Plan General Commercial City: Retail/Commercial

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property present supporting grounds for the zoning change, given the proximity to major and minor roadways.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn for residential use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The change to County B-4 will be in line with other County zone changes located along S. Wilcox Dr..

Recommendation

Staff recommends sending a **POSITIVE** recommendation to the Sullivan County Commission to rezone Tax Map 076H Group A Parcel 006.00 from County R-1 to County B-4. The rationale for this recommendation is based upon the subject area being in conformance with the City and County's future land use plans.

Zoning Final Public Hearing for Zoning Plan Amendments:

Individual Property Rezoning Requests and/or Zoning Resolution Amendments

Sullivan County Commission - Zoning Hearing: February 12, 2026

Individual Rezoning Requests Reviewed by:

- *Sullivan County Regional Planning Commission on January 20, 2026*
- *Kingsport Regional Planning Commission on January 15, 2026*

- Case #1: *Rezoning Request from Joseph Suder for A-1 to R-1 at 504 Price Road, Piney Flats*
- Case #2: *Rezoning Request from Jessica Sprague for A-1 to R-1 at 768 Warren Road, Piney Flats*
- Case #3: *Rezoning Request from Kenneth & Cathy Cooke for R-1 to B-4 at Whispering Hills Drive, Kingsport*

Case #1

A-1 to R-1

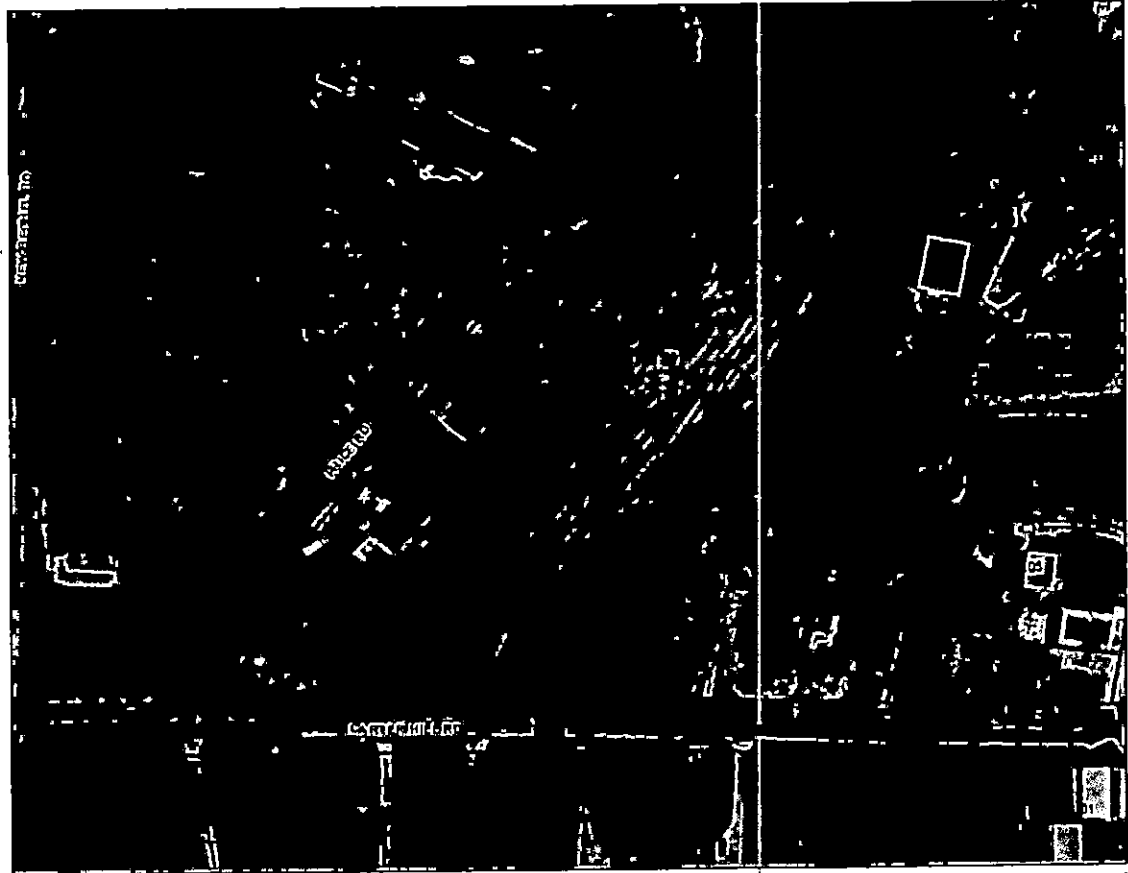
General Agricultural/Estate Residential District to Low
Density/Single-Family Residential District for the purpose of
subdividing a lot smaller than 1 acre
Tax Map 123, Parcel 054.30

for Joseph Suder

Sullivan County Planning Commission
voted to send a favorable recommendation
to the County Commission

504 Price Road, Piney Flats, TN 37686

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



Sullivan County, TN
Planning and Codes Dept.

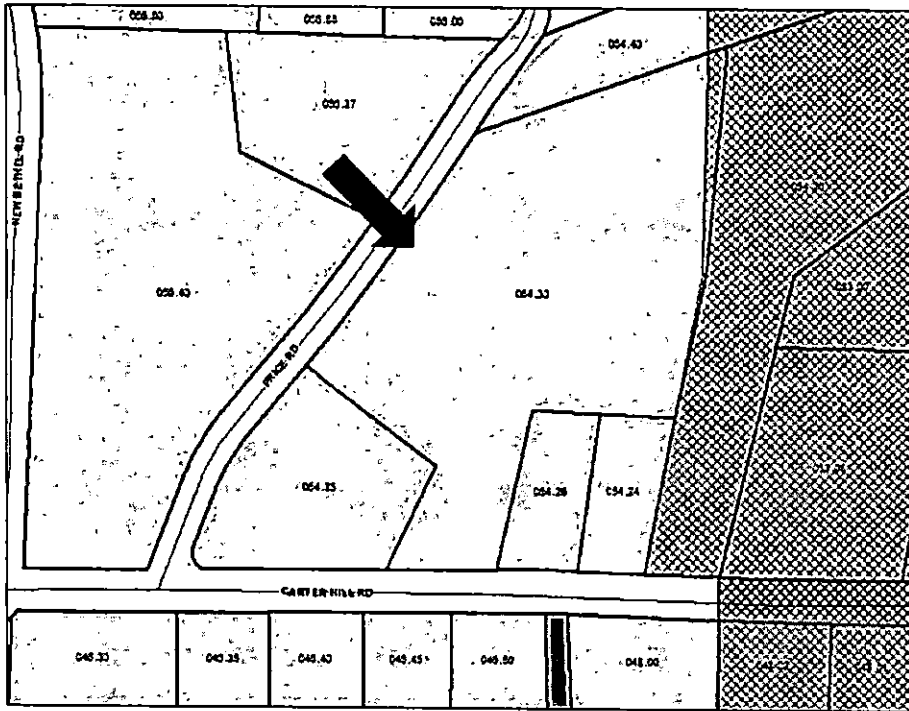


- County Line
- Parcel Numbers
- Parcel Lines

Address Data Source:
Sullivan County, TN Co 911
Johnson City, TN 37601
Bristol, TN 37620

Notice:
This map has no legal standing
other than that as a statement of
facts. It cannot be used to
establish boundary lines or
transfer and convey interests.
A Civil Surveyor licensed in
the State of Tennessee should be
retained for all questions of
boundary and for location
of all trees.

Land Use Plan & Existing Zoning Plan

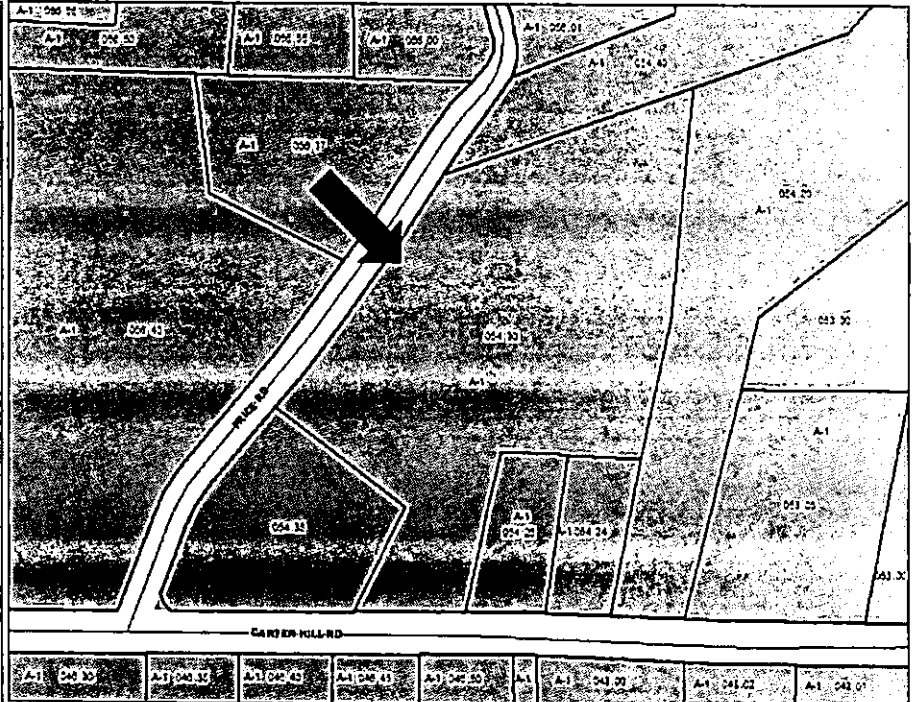
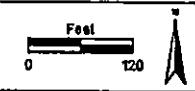


Address Data Source:
Sullivan County GIS Co #11
Request for GIS
Address Ctr. 32 028
Sheet: Sheet #11

Note:
This map was prepared using data from the Department of Health. It cannot be used to establish boundaries for utility and other purposes. All other boundary lines are shown for reference only. The City of Sullivan should be consulted for all questions of boundaries and addresses of all lots.

- County Line
- Parcel Numbers
- Parcel Lines
- Fences
- Land Use Plan: 2016-2021
- Aq / Open Space
- Low Density Res


 Sullivan County, TN
Planning and Codes Dept.

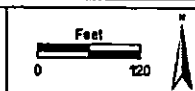


Address Data Source:
Sullivan County GIS Co #11
Request for GIS
Address Ctr. 32 028
Sheet: Sheet #11

Note:
This map was prepared using data from the Department of Health. It cannot be used to establish boundaries for utility and other purposes. All other boundary lines are shown for reference only. The City of Sullivan should be consulted for all questions of boundaries and addresses of all lots.

- County Line
- Parcel Numbers
- Parcel Lines
- Current Zoning
- A-1

 Sullivan County, TN
Planning and Codes Dept.



Old Business

None.

New Business

Item 1 Resolution 2026-02-02

Sponsors: Vanover/Ward

A RESOLUTION OF THE SULLIVAN COUNTY COMMISSION TO ACCEPT AND APPROPRIATE FUNDS FROM THE TENNESSEE DEPARTMENT OF TRANSPORTATION FOR THE FY 2026 SULLIVAN COUNTY LITTER GRANT.

Item 2 Resolution 2026-02-03

Sponsors: Locke/Vanover

TO ACCEPT AND APPROPRIATE FUNDING FROM THE UNITED STATES DEPARTMENT OF HOMELAND SECURITY FOR PARTICIPATION IN THE ICE/ERO 287(g) PROGRAM.*

Item 3 Resolution 2026-02-04

Sponsors: Locke/Vanover

TO APPLY FOR, ACCEPT, AND APPROPRIATE GRANT FUNDING FROM THE TENNESSEE DEPARTMENT OF SAFETY AND HOMELAND SECURITY FOR IMMIGRATION ENFORCEMENT SERVICES.**

Item 4 Resolution 2026-02-05

Sponsors: Ward/Vanover

A RESOLUTION OF THE SULLIVAN COUNTY COMMISSION TO APPLY FOR, ACCEPT IF AWARDED, AND APPROPRIATE FUNDS FROM THE AARP COMMUNITY CHALLENGE GRANT PROGRAM.

Item 5 Resolution 2026-02-06

Sponsors: Glover/King

TO APPLY FOR AND ACCEPT GRANT FUNDING FROM THE TENNESSEE DEPARTMENT OF TRANSPORTATION THROUGH THE TRAFFIC SIGNAL MODERNIZATION PROGRAM (TSMP) FOR THE STATE ROUTE HIGHWAY 390 AT EGYPT ROAD INTERSECTION.**

Item 6 Resolution 2026-02-07

Sponsors: Glover/King

TO APPLY FOR AND ACCEPT GRANT FUNDING FROM THE TENNESSEE DEPARTMENT OF TRANSPORTATION THROUGH THE TRAFFIC SIGNAL MODERNIZATION PROGRAM (TSMP) FOR THE 11E / PINEY FLATS INTERSECTION

Item 7 Resolution 2026-02-08

Sponsors: Cole/Cross

RESOLUTION TO RECOGNIZE AND APPROPRIATE ADDITIONAL FUNDS FROM THE STATE OF TENNESSEE TO FUND AN ADDITIONAL \$800 SALARY SUPPLEMENT FOR POST CERTIFIED OFFICERS THAT ARE PLACED IN THE ROLE OF SCHOOL RESOURCE OFFICERS IN THE AMOUNT OF \$10,400 FOR FISCAL YEAR 2025-2026 WITH NO MATCHING FUNDS.

CONTINUED

- Item 8 Resolution 2026-02-09
Sponsors: King/Glover
A RESOLUTION AUTHORIZING THE TRANSFER OF \$300,000 FROM THE SOLID WASTE GENERAL FUND TO THE SOLID WASTE 300 ACCOUNT.
- Item 9 Resolution 2026-02-10
Sponsors: Crosswhite/Gardner
RESOLUTION TO SELL COUNTY-OWNED DELINQUENT TAX PROPERTY IDENTIFIED AS 1321 IVORY STREET, TAX MAP 076A/A/032.00.
- Item 10 Resolution 2026-02-11
Sponsors: Glover/King
RESOLUTION TO ESTABLISH AN ADVANCED PAYMENT POLICY FOR PROPERTY TAXES IN THE OFFICE OF SULLIVAN COUNTY TRUSTEE.
- Item 11 Resolution 2026-02-12
Sponsors: Means/Calton
A RESOLUTION TO APPROPRIATE \$139,708 FROM THE OPIOID SETTLEMENT FUND TO THE SULLIVAN COUNTY SHERIFF'S OFFICE'S PRE-TRIAL SERVICES PROGRAM.
- Item 12 Resolution 2026-02-13
Sponsors: Ward/Crosswhite
A RESOLUTION TO APPROPRIATE \$544,900 FROM THE OPIOID SETTLEMENT FUND TO PURCHASE THE "SNAPP-FAIN" HOUSE PROPERTY, INCLUDING THE "ANDERSON BOYS COTTAGE" AT 3389 HIGHWAY 126, BLOUNTVILLE.
- Item 13 Resolution 2026-02-14
Sponsors: Ward/Crosswhite
A RESOLUTION TO APPROPRIATE \$513,700 FROM THE OPIOID SETTLEMENT FUND TO FAMILIES FREE.
- Item 14 Resolution 2026-02-15
Sponsors: Ireson/Crosswhite
RESOLUTION TO APPROVE MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN SULLIVAN COUNTY SOLID WASTE AND THE TOWN OF MOUNT CARMEL, TENNESSEE, REGARDING ACCEPTANCE OF RECYCLING MATERIAL.
- Item 15 Resolution 2026-02-16
Sponsors: Ireson/Crosswhite
RESOLUTION TO APPROVE MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN SULLIVAN COUNTY SOLID WASTE AND WISE COUNTY, VIRGINIA, REGARDING ACCEPTANCE OF RECYCLING MATERIAL.
- Item 16 Resolution 2026-02-17
Sponsors: Crosswhite/Cole
RESOLUTION TO ESTABLISH 25 MPH SPEED LIMIT ON RIVERSIDE ROAD.
- Item 17 Resolution 2026-02-18
Sponsors: Cross/Stidham
RESOLUTION TO AUTHORIZE THE ISSUANCE OF CAPITAL OUTLAY NOTES NOT TO EXCEED \$1,522,000 FOR THE PURPOSE OF ACQUIRING VEHICLES FOR THE SHERIFF'S DEPARTMENT AND CORRECTIONS

SULLIVAN COUNTY
Board of County Commissioners
Order of Business
February 12, 2026
6:00 p.m.

COUNTY COMMISSION REZONING HEARING & WORK SESSION

WORK SESSION

- ❖ Public Hearing on non-agenda items.
- ❖ Public Hearing on agenda items.
- ❖ Review of Old Business/Drafts of Potential New Business
- ❖ Announcements
- ❖ Adjournment

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 1
Resolution No. 2026-02-02

To the Honorable Richard Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of February 2026.

A RESOLUTION OF THE SULLIVAN COUNTY COMMISSION TO ACCEPT AND APPROPRIATE FUNDS FROM THE TENNESSEE DEPARTMENT OF TRANSPORTATION FOR THE FY 2026 SULLIVAN COUNTY LITTER GRANT.

WHEREAS, the Tennessee Department of Transportation (TDOT) has awarded Sullivan County a Governmental Grant Contract for the FY 2026 Sullivan County Litter Grant, for the purpose of litter pickup and litter prevention education activities; and

WHEREAS, the grant contract is effective July 1, 2025, through June 30, 2026, and provides funding in the total amount of Eighty-One Thousand Three Hundred Dollars (\$81,300.00); and

WHEREAS, said grant is a cost-reimbursement grant, with eligible expenditures to be reimbursed upon submission of proper documentation in accordance with TDOT grant requirements; and

WHEREAS, grant funds are to be used for allowable expenses, including salaries, benefits, taxes, and required litter prevention education activities, as detailed in the approved grant budget; and

WHEREAS, the Sullivan County Mayor has executed the grant contract on behalf of Sullivan County, subject to acceptance and appropriation by the Sullivan County Commission; and

WHEREAS, acceptance and appropriation of these funds will allow Sullivan County to continue efforts to reduce litter, promote environmental stewardship, and enhance the safety and appearance of county roadways.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Sullivan County Commission, meeting in regular session:

- 1) The Governmental Grant Contract between the Tennessee Department of Transportation and Sullivan County for the FY 2026 Sullivan County Litter Grant, in the amount of \$81,300.00, is hereby accepted.
- 2) The sum of \$81,300.00 is hereby appropriated to the appropriate county fund and budget line items for the purposes outlined in the grant contract, subject to reimbursement procedures and grant compliance requirements.
- 3) The County Mayor, County Finance Director, and other appropriate officials are hereby authorized to execute any documents and take any actions necessary to implement this resolution and administer the grant in accordance with state and local requirements.
- 4) this resolution shall take effect from and after its adoption, the public welfare requiring it.

CONTINUED

Duly adopted this 19th day of February 2026.

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 Zane Vanover
Co-Sponsor: Commissioner Travis Ward
ACTIONS: 02/12/26 (Work Session) To be placed on Consent at regular session on 02/19/26.

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 2
Resolution No. 2026-02-03

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of February 2026.

**TO ACCEPT AND APPROPRIATE FUNDING FROM THE UNITED STATES
DEPARTMENT OF HOMELAND SECURITY FOR PARTICIPATION IN THE ICE/ERO
287(g) PROGRAM.****

WHEREAS, the United States Department of Homeland Security (DHS), through Immigration and Customs Enforcement (ICE), administers the ICE/ERO 287(g) Program pursuant to Section 287(g) of the Immigration and Nationality Act (INA), codified at 8 U.S.C. § 1357(g), as amended by the Homeland Security Act of 2002, Public Law 107-296; and

WHEREAS, DHS has awarded funding under Agreement No. 70CDCR26PSA000083 to establish a 287(g) service agreement between ICE and the Sullivan County Sheriff's Office (SCSO), Blountville, Tennessee, for specific immigration enforcement actions as directed by ICE under the ICE Task Force Model (TFM); and

WHEREAS, the purpose of this award is to support participation in the ICE/ERO 287(g) Program, including the purchase of equipment necessary for operational enforcement activities conducted by trained and certified officers of the Sullivan County Sheriff's Office; and

WHEREAS, Sullivan County has been awarded One Hundred Forty-Five Thousand Dollars (\$145,000) from the United States Department of Homeland Security to be used for the purchase of one (1) up-fitted Ford F-150 vehicle and necessary equipment to support six (6) officers engaged in immigration enforcement activities under the 287(g) Task Force Model; and

WHEREAS, this award is direct funding, not reimbursable, requires no local match, and funds will be distributed directly to the Sullivan County Sheriff's Office; and

WHEREAS, acceptance and appropriation of these funds will enhance public safety, support federal-local law enforcement cooperation, and strengthen Sullivan County's capacity to carry out lawful immigration enforcement activities in coordination with ICE;

NOW, THEREFORE, BE IT RESOLVED by the Sullivan County Commission, meeting in regular session, that:

1. The Sullivan County Commission hereby accepts funding in the amount of \$145,000 from the United States Department of Homeland Security under Agreement No. 70CDCR26PSA000083 for participation in the ICE/ERO 287(g) Program.
2. Said funds are hereby appropriated to the Sullivan County Sheriff's Office for the purchase of one (1) up-fitted Ford F-150 vehicle and necessary equipment to support six (6) officers engaged in immigration enforcement activities under the ICE Task Force Model.

3. This award is not reimbursable, requires no local matching funds, and shall be expended in accordance with all applicable federal laws, program requirements, and the terms and conditions of the 287(g) agreement.

4. The County Mayor and all other appropriate county officials are hereby authorized to execute all documents and take all actions necessary to accept, appropriate, and implement this funding in compliance with program requirements.

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 19th day of February 2026.

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 ____ 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 Hunter Locke.
Cosponsors: Commissioner Zane Vanover; Commissioner Joyce Crosswhite, everyone voting in the affirmative added as cosponsors.

ACTIONS: 02/12/26 (Work Session) To be placed on Consent at regular session on 02/19/26.

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 3
Resolution No. 2026-02-04

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of February 2026.

TO APPLY FOR, ACCEPT, AND APPROPRIATE GRANT FUNDING FROM THE TENNESSEE DEPARTMENT OF SAFETY AND HOMELAND SECURITY FOR IMMIGRATION ENFORCEMENT SERVICES.**

WHEREAS, the State of Tennessee, through the Department of Safety and Homeland Security, Office of Homeland Security, administers the Immigration Enforcement Grant Program to support eligible local governments and law enforcement agencies engaged in lawful immigration enforcement activities; and

WHEREAS, the Sullivan County Sheriff's Office is an eligible recipient under this program and has entered into a Governmental Grant Contract with the Tennessee Department of Safety and Homeland Security for Grant Funding for Immigration Enforcement Services, identified as Agency Tracking Number 26IES09 and Edison ID 87539, with a contract term from July 1, 2025 through June 30, 2026; and

WHEREAS, the total grant award under this contract is Sixty-Nine Thousand Nine Hundred Twenty-Nine Dollars and Ninety-Nine Cents (\$69,929.99) for State Fiscal Year 2026, with no federal, interdepartmental, or local matching funds required; and

WHEREAS, grant funds may be used solely for expenses directly related to immigration enforcement activities, including the purchase of law enforcement equipment, operational supplies, and capital purchases, as approved by the State's Chief Immigration Enforcement Officer and in accordance with the approved grant budget; and

WHEREAS, the approved grant budget includes funding for capital purchases in the amount of \$59,036.00, specifically for a police vehicle and upfit package with transport capability for 287(g) Task Force officers, along with allowable operational expenses; and

WHEREAS, the grant operates on a cost-reimbursement basis, requires adherence to all state procurement, reporting, audit, and inventory requirements, and does not obligate Sullivan County to provide any local financial match; and

WHEREAS, acceptance and appropriation of this funding will enhance public safety and support the Sullivan County Sheriff's Office in carrying out authorized immigration enforcement services in compliance with state and federal law.

CONTINUED

Item 3
Resolution No. 2026-02-04

NOW, THEREFORE, BE IT RESOLVED by the Sullivan County Commission, meeting in regular session:

1. The Sullivan County Commission hereby approves the application for grant funding, accepts the award, and appropriates funding in the amount of \$69,929.99 from the Tennessee Department of Safety and Homeland Security, Office of Homeland Security, Immigration Enforcement Grant Program, for the contract period July 1, 2025, through June 30, 2026.

2. Said funds are hereby appropriated to the Sullivan County Sheriff's Office to support immigration enforcement services, including the purchase of approved equipment, capital items, and related operational expenses in accordance with the executed grant contract and approved grant budget.

3. This grant requires no local matching funds and shall be administered as a cost-reimbursement grant, subject to all applicable state laws, policies, reporting requirements, audit provisions, and contractual obligations.

4. The County Mayor, Sheriff, and all other appropriate county officials are hereby authorized to execute all documents and take all actions necessary to apply for, accept, appropriate, and administer this grant in full compliance with the terms and conditions of the grant contract.

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 19th day of February 2026.

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 _____ 2026 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 Hunter Locke
Cosponsors: Commissioner Zane Vanover; Commissioner Joyce Crosswhite
ACTIONS: 02/12/26 (Work Session) To be placed on Consent at regular session on 02/19/26.

*SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session*

Item 4
Resolution No. 2026-02-05

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of February, 2026.

A RESOLUTION OF THE SULLIVAN COUNTY COMMISSION TO APPLY FOR, ACCEPT IF AWARDED, AND APPROPRIATE FUNDS FROM THE AARP COMMUNITY CHALLENGE GRANT PROGRAM.

WHEREAS, the Sullivan County Commission is committed to promoting public health, safety, and community resilience through proactive emergency preparedness and lifesaving education; and

WHEREAS, AARP offers the Community Challenge Grant Program to support quick-action projects that strengthen communities, including initiatives that enhance disaster preparedness and emergency response capacity; and

WHEREAS, Sullivan County, through the Sullivan County Health Council, desires to apply for funding in an amount not to exceed Fifteen Thousand Dollars (\$15,000.00) under the AARP Community Challenge Grant Program in the category of Strengthening Disaster Resilience; and

WHEREAS, the proposed project will provide hands-on CPR training to community members, improving lifesaving skills that are critical during emergencies and disaster events; and

WHEREAS, grant funds, if awarded, will be used for the purchase of CPR training mannequins, participant incentives to encourage community engagement, and an Automated External Defibrillator (AED) to support training and emergency preparedness efforts; and

WHEREAS, this grant does not require a local financial match and is not a reimbursable grant, as awarded funds are provided via direct deposit upon execution of the grant agreement and completion of required administrative documentation; and

WHEREAS, acceptance of this grant will not obligate Sullivan County to expend local funds beyond the amount awarded.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Sullivan County, meeting in regular session:

1. The Sullivan County Commission hereby authorizes the application to the AARP Community Challenge Grant Program for funding in an amount up to \$15,000.00 to support disaster resilience through hands-on CPR training and related equipment.
2. The Sullivan County Commission hereby authorizes acceptance of the grant, if awarded, and agrees to comply with all applicable terms, conditions, and reporting requirements of the grant program.

3. The Sullivan County Commission hereby appropriates the grant funds, if awarded, upon receipt via direct deposit, to the appropriate county budget line item(s) for use by the Sullivan County Health Council for the purchase of CPR mannequins, incentives, and an AED, in accordance with grant guidelines.

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 19th day of February 2026.

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 Travis Ward
Cosponsors: Commissioner Zane Vanover; Commissioner Sam Jones
ACTIONS: 02/12/26 (Work Session) To be placed on Consent at regular session on 02/19/26.

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 5
Resolution No. 2026-02-06

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of February 2026.

TO APPLY FOR AND ACCEPT GRANT FUNDING FROM THE TENNESSEE DEPARTMENT OF TRANSPORTATION THROUGH THE TRAFFIC SIGNAL MODERNIZATION PROGRAM (TSMP) FOR THE STATE ROUTE HIGHWAY 390 AT EGYPT ROAD INTERSECTION.**

WHEREAS, the Tennessee Department of Transportation (TDOT) administers the Traffic Signal Modernization Program (TSMP) to assist eligible local governments and traffic signal maintaining agencies with the modernization of existing traffic signal equipment and operations located on state routes; and

WHEREAS, the TSMP is a one hundred percent (100%) state-funded program requiring no local matching funds, with individual project awards capped at up to One Hundred Twenty-Five Thousand Dollars (\$125,000); and

WHEREAS, Sullivan County is an eligible applicant under the TSMP program and has prepared and submitted a 2025 TSMP grant application for a traffic signal modernization project located at State Route Highway 390 at Egypt Road, Tennessee; and

WHEREAS, the application identifies the need to modernize aging traffic signal infrastructure through eligible improvements including vehicle detection upgrades, traffic signal equipment modernization, and related operational enhancements to improve traffic flow, reduce maintenance issues, and enhance roadway safety; and

WHEREAS, all TSMP-funded projects are designed and administered by TDOT staff or TDOT on-call consultants, and Sullivan County has agreed to enter into a local maintenance agreement with TDOT for the continued maintenance of the upgraded traffic signal equipment and to share applicable traffic signal information with the Tennessee Traffic Signal Users Group (TTSUG), as required by the program; and

WHEREAS, acceptance of TSMP funding will allow Sullivan County to make critical traffic safety and operational improvements at this intersection without the expenditure of local funds.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Sullivan County, meeting in regular session:

1. The Sullivan County Commission hereby approves the application under the Tennessee Department of Transportation's Traffic Signal Modernization Program (TSMP) for the traffic signal modernization project at State Route Highway 390 at Egypt Road.

2. The Sullivan County Commission hereby accepts any TSMP grant funds awarded, in an amount not to exceed One Hundred Twenty-Five Thousand Dollars (\$125,000), to be used solely for eligible project costs approved by TDOT.

3. Said funds shall be appropriated to the Sullivan County Highway Department for project coordination, compliance, and ongoing maintenance responsibilities in accordance with TSMP requirements.

4. This project requires no local matching funds, and Sullivan County agrees to comply with all applicable grant conditions, reporting requirements, and long-term maintenance obligations associated with the TSMP award.

5. The County Mayor and other appropriate county officials are hereby authorized to execute all documents and take all actions necessary to apply for, accept, appropriate, and administer this TSMP grant funding.

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 19th day of February 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 Hershel Glover
Cosponsor: Commissioner Dwight King

ACTIONS: 02/12/26 (Work Session) To be placed on Consent at regular session on 02/19/26.

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 6
Resolution No. 2026-02-07

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of February 2026.

TO APPLY FOR AND ACCEPT GRANT FUNDING FROM THE TENNESSEE DEPARTMENT OF TRANSPORTATION THROUGH THE TRAFFIC SIGNAL MODERNIZATION PROGRAM (TSMP) FOR THE 11E / PINEY FLATS INTERSECTION**

WHEREAS, the Tennessee Department of Transportation (TDOT) administers the Traffic Signal Modernization Program (TSMP) to assist eligible local governments and traffic signal maintaining agencies with the modernization of existing traffic signal equipment and operations located on state routes; and

WHEREAS, the TSMP is a one hundred percent (100%) state-funded program requiring no local matching funds, with individual project awards capped at up to One Hundred Twenty-Five Thousand Dollars (\$125,000); and

WHEREAS, Sullivan County is an eligible applicant under the TSMP program and has prepared and submitted a 2025 TSMP grant application for a traffic signal modernization project located at the 11E / Piney Flats intersection along a TDOT-maintained state route; and

WHEREAS, the application identifies the need to modernize aging traffic signal infrastructure through eligible improvements including vehicle detection upgrades, traffic signal equipment modernization, and related operational enhancements to improve traffic flow, reduce maintenance issues, and enhance roadway safety; and

WHEREAS, all TSMP-funded projects are designed and administered by TDOT staff or TDOT on-call consultants, and Sullivan County has agreed to enter into a local maintenance agreement with TDOT for the continued maintenance of the upgraded traffic signal equipment and to share applicable traffic signal information with the Tennessee Traffic Signal Users Group (TTSUG), as required by the program; and

WHEREAS, acceptance of TSMP funding will allow Sullivan County to make critical traffic safety and operational improvements at this intersection without the expenditure of local funds;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Sullivan, meeting in regular session:

1. The Sullivan County Commission hereby approves the application under the Tennessee Department of Transportation's Traffic Signal Modernization Program (TSMP) for the traffic signal modernization project at the 11E / Piney Flats intersection.

2. The Sullivan County Commission hereby accepts any TSMP grant funds awarded, in an amount not to exceed One Hundred Twenty-Five Thousand Dollars (\$125,000), to be used solely for eligible project costs approved by TDOT.

3. Said funds shall be appropriated to the Sullivan County Highway Department for project coordination, compliance, and ongoing maintenance responsibilities in accordance with TSMP requirements.

4. This project requires no local matching funds, and Sullivan County agrees to comply with all applicable grant conditions, reporting requirements, and long-term maintenance obligations associated with the TSMP award.

5. The County Mayor and other appropriate county officials are hereby authorized to execute all documents and take all actions necessary to apply for, accept, appropriate, and administer this TSMP grant funding.

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 19th day of February 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 Hershel Glover
Cosponsor: Commissioner Dwight King
ACTIONS: 02/12/26 (Work Session) To be placed on Consent at regular session on 02/19/26.

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 7
Resolution No. 2026-02-08

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of February 2026.

RESOLUTION To recognize and appropriate additional funds from the State of Tennessee to fund an additional \$800 Salary Supplement for Post Certified Officers that are placed in the role of School Resource Officers in the amount of \$10,400 for Fiscal Year 2025-2026 with no matching funds.

WHEREAS, the State of Tennessee decided to provide an additional \$800 salary supplement for Post Certified Officers in the role of School Resource Officers; and

WHEREAS, the Sullivan County Sheriff's Office only budgets for one salary supplement in the original approved budget; and

WHEREAS, the Sullivan County Sheriff's Office is requesting that the funds already paid to Sullivan County (101 R 48140) be appropriated to the Sullivan County Sheriff's Office payroll accounts to cover the cost of the additional \$800 Salary Supplement for Post Certified Officers.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby approves, recognizes, and appropriates \$10,400 of additional funding from the State of Tennessee to the Sullivan County Sheriff's office to fund the additional Salary Supplement for Post Certified Officers in the role of School Resource Officers.

Revenue Account: 101 R 48140
Expenditure Account: 101 E 54110 100 \$10,400.00

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 19th day of February 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 Michael Cole

Cosponsor: Commissioner Andrew Cross

ACTIONS: 02/12/26 (Work Session) To be placed on Consent at regular session on 02/19/26.

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 8
Resolution No. 2026-02-09

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of February 2026.

A RESOLUTION AUTHORIZING THE TRANSFER OF \$300,000 FROM THE SOLID WASTE GENERAL FUND TO THE SOLID WASTE 300 ACCOUNT.

WHEREAS, the Sullivan County Solid Waste Department operates the Kingsport and Bristol Transfer Stations for the purpose of providing efficient and accessible waste disposal services to the citizens of Sullivan County; and

WHEREAS, following the reopening of the two remodeled transfer stations, the department has experienced a significant increase in public usage and overall waste intake; and

WHEREAS, the increased volume of waste has resulted in a substantial rise in landfill disposal costs paid through the Solid Waste 300 account to Waste Management; and

WHEREAS, the increased landfill activity has fully depleted the balance of the Solid Waste 300 account; and

WHEREAS, sufficient funds are available within the Solid Waste Fund Balance to support continued operations without negatively impacting departmental services; and

WHEREAS, it is necessary to transfer additional funds to ensure landfill disposal costs are covered for the remainder of the fiscal year.

NOW, THEREFORE, BE IT RESOLVED by the Sullivan County Board of Commissioners, meeting in regular session:

1. The Sullivan County Commission hereby authorizes the transfer of Three Hundred Thousand Dollars (\$300,000) from the Solid Waste Fund Balance to the Solid Waste 300 account.
2. Said transfer shall be used exclusively to cover landfill disposal fees for the remainder of the current fiscal year.
3. This action supports the continued operation of the Kingsport and Bristol Transfer Stations and ensures uninterrupted service to the citizens of Sullivan County.

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 19th day of February 2025.

CONTINUED

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 Dwight King

Cosponsor: Commissioner Hershel Glover

ACTIONS: 02/12/26 (Work Session) To be placed on Consent at regular session on 02/19/26.

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 9
Resolution No. 2026-02-10

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of February 2026.

RESOLUTION TO SELL COUNTY OWNED DELINQUENT TAX PROPERTY IDENTIFIED AS 1321 IVORY STREET TAX MAP 076A/A/032.00.

WHEREAS, Sullivan County acquired real property through a delinquent property tax proceeding; and

WHEREAS, the current amount owed against the properties is \$ 4,591.77 for the parcel; and

WHEREAS, a bid in the amount of \$200.00 has been received from Rebecca Frazier on the parcels; and

WHEREAS, in accordance with T.C.A. §67-5-2507 a legal notice has been published in a newspaper of general circulation in Sullivan County advising the public of such bid and potential sale of land; and

WHEREAS, during the ten-day period after publication, the Office of the County Mayor received no raised bids on such property; and

WHEREAS, the Sullivan County Delinquent Tax Committee has reviewed the delinquency period, location, condition, and value of the property and took into consideration the bid placed upon the property; and the Committee has recommended that the County accept the bid;

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves the sale of property in the 13th Civil District identified as 1321 Ivory Street Tax Map 076A/A/032.00; to Rebecca Frazier for \$200.00 for the parcel in accordance with T.C.A. §67-5-2507.

BE IT FURTHER RESOLVED that a provision of the sale be that the buyer agrees to bring the property into compliance with the Sullivan County Property Maintenance Code within one year of receiving the deed for this property.

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 19th day of February 2026.

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

CONTINUED

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 Joyce Crosswhite
Cosponsors: Commissioner John Gardner
ACTIONS: 02/12/26 (Work Session) To be placed on Consent at regular session on 02/19/26.

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 10
Resolution No. 2026-02-11

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of February 2026.

RESOLUTION TO ESTABLISH AN ADVANCED PAYMENT POLICY FOR PROPERTY TAXES IN THE OFFICE OF SULLIVAN COUNTY TRUSTEE.

WHEREAS one of the primary responsibilities of the Sullivan County Trustee is to collect property taxes from taxpayers throughout Sullivan County; and

WHEREAS taxpayers have requested the ability to make advanced payments toward their property taxes before the tax rate for the current year is established; and

WHEREAS an Advanced Payment Policy will establish procedures for accepting and processing partial payments received before date the property tax rate for the current year is established and tax roll loaded into Trustee software; and

WHEREAS annually, the Sullivan County Trustee will offer taxpayers an opportunity to sign up for ACH advanced payments based on their prior year taxes; and

WHEREAS each year, February 15 will be the deadline for ACH sign-up; and monthly payments will commence in March, with the final payment for the tax year being the following February; and

WHEREAS the taxpayer will have the option to adjust the monthly payment amount once the County tax rate has been established and the tax roll loaded to Trustee software or the option of keeping the existing payment with an adjustment to the final payment in February of each year; and

WHEREAS the Trustee, Angela Taylor, has received approval from the Comptroller's Office to implement this plan.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby approves the establishment of an Advanced Payment Policy as established with the State Comptroller's Office for the office of the Sullivan County Trustee.

FURTHER BE IT RESOLVED The Advanced Payment Policy shall provide:

SECTION 1: Any partial payment of property taxes for the current year that is received before the tax roll is loaded into Trustee software for the current year shall be deposited into Liability Account #28311, "Undistributed Taxes Paid in Advance."

CONTINUED

SECTION 2: Any partial payment of property taxes for the then current year that is received after the tax roll is loaded into the Trustee software shall be deposited into Revenue Account #40110, "Current Property Taxes."

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 ____ day of February 2026.

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 Hershel Glover
Cosponsors: Commissioner Dwight King; Commissioner Mark Ireson, Commissioner Zane Vanover; Commissioner Hunter Locke; Commissioner Joyce Crosswhite; Commissioner Cheryl Harvey, everyone voting in the affirmative added as cosponsors.
ACTIONS: 02/12/26 (Work Session) To be considered on Waiver of Rules at regular session on 02/19/26.

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 11
Resolution No. 2026-02-12

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of February 2026.

A RESOLUTION TO APPROPRIATE \$139,708 FROM THE OPIOID SETTLEMENT FUND TO THE SULLIVAN COUNTY SHERIFF'S OFFICE'S PRE-TRIAL SERVICES PROGRAM.

Whereas, the Pre-trial Services Program of the Sullivan County Sheriff's Office has proved a vital asset in the county's ongoing struggle to fight the financial and human costs caused by drug addiction on our community; and

WHEREAS, the Sullivan County Opioid Advisory Committee received and reviewed a request from the SCSO Pre-trial Service Program for \$139,708 in funding for the program; and

WHEREAS, the Opioid Advisory Committee voted to recommend to the full Sullivan County Commission that the request be funded.

THEREFORE, NOW BE IT RESOLVED the Board of Commissioners of Sullivan County, Tennessee, meeting in regular session, approves appropriation of \$139,708 from the county's Opioid Settlement Fund account to the SCSO's Pre-trial Services Program.

This Resolution shall take effect from and after its passage, the public welfare requiring it. Account codes to be assigned by the Finance Department. All Resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Duly adopted 19th day of February 2026.

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 Jessica Means
Cosponsors: Darlene Calton; Commissioner Archie Pierce; Commissioner Joyce Crosswhite.
ACTIONS: 02/12/26 (Work Session) To be placed on Consent at regular session on 02/19/26.

**SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session**

Item 12
Resolution No. 2026-02-13

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of February 2026.

A RESOLUTION TO APPROPRIATE \$544,900 FROM THE OPIOID SETTLEMENT FUND TO PURCHASE THE “SNAPP-FAIN” HOUSE PROPERTY INCLUDING THE “ANDERSON BOYS COTTAGE” AT 3389 HIGHWAY 126, BLOUNTVILLE.

Whereas, Sullivan County’s Opioid Advisory Committee has been advised of the need to establish and operate Sullivan County Women’s Recovery Home, providing a mentored and monitored program for females recovering from substance abuse disorder; and

Whereas, similar programs and housing are offered in adjacent localities, but not in Blountville; and

WHEREAS, the committee authorized the county mayor to negotiate with the owners of property at 3389 Highway 126 – convenient walking distance to churches, potential employers, daycare, playgrounds and parks offering opportunities for physical fitness activities; and

WHEREAS, the owners of the property and their real estate sales representative have agreed to the above price, rather than the original asking price for the unique two-dwelling property within the Blountville Historic District; and

WHEREAS, the Opioid Advisory Committee voted to recommend to the full Sullivan County Commission that the property be purchased to provide a significant foundation for establishment of the Sullivan County Women’s Recovery Home.

THEREFORE, NOW BE IT RESOLVED the Board of Commissioners of Sullivan County, Tennessee, meeting in regular session, approves appropriation of \$544,900 from the county’s Opioid Settlement Fund account to purchase the property at 3389 Highway 126.

This Resolution shall take effect from and after its passage, the public welfare requiring it. Account codes to be assigned by the Finance Department. All Resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Duly adopted ____ day of February 2026.

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

ATTEST: _____
Teresa Jacobs, County Clerk

CONTINUED

Item 12
Resolution No. 2026-02-13

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
Cosponsors: Commissioner Joyce Crosswhite; Commissioner Darlene Calton; Commissioner Archie Pierce.
ACTIONS: 02/12/26 (Work Session) To be considered at regular session on 02/19/26.

**SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session**

Item 13
Resolution No. 2026-02-14

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of February 2026.

A RESOLUTION TO APPROPRIATE \$513,700 FROM THE OPIOID SETTLEMENT FUND TO FAMILIES FREE.

Whereas, Sullivan County’s Opioid Advisory Committee received and reviewed a funding request from Families Free seeking \$513,700 to establish and operate Sullivan County Women’s Recovery Home; and

Whereas, the committee voted to recommend approval of the request by the full Sullivan County Commission.

THEREFORE, NOW BE IT RESOLVED the Board of Commissioners of Sullivan County, Tennessee, meeting in regular session, approves appropriation of \$513,700 from the county’s Opioid Settlement Fund account to Families Free for the purposes stated above.

This Resolution shall take effect from and after its passage, the public welfare requiring it. Account codes to be assigned by the Finance Department. All Resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Duly adopted _____ day of February 2026.

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 Travis Ward
Cosponsors: Commissioner Joyce Crosswhite; Commissioner Darlene Calton; Commissioner
Archie Pierce; Commissioner Jessica Means.
ACTIONS: 02/12/26 (Work Session) To be considered at regular session on 02/19/26.

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 14
Resolution No. 2026-02-15

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of February 2026.

RESOLUTION TO APPROVE MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN SULLIVAN COUNTY SOLID WASTE AND THE TOWN OF MOUNT CARMEL, TENNESSEE, REGARDING ACCEPTANCE OF RECYCLING MATERIAL.

WHEREAS, the Sullivan County Solid Waste Department wishes to increase its availability of revenue-producing recyclable materials; and

WHEREAS, the Town of Mount Carmel, Tennessee, wishes to enter into an agreement to send recyclable materials collected within its jurisdiction to Sullivan County Solid Waste; and

WHEREAS, the term of the MOU (attached) shall end on December 1, 2027 or until termination by either party with 30 days notice; and

NOW, THEREFORE BE IT RESOLVED the Board of Commissioners of Sullivan County, Tennessee, meeting in Regular Session, authorize Sullivan County Solid Waste to enter into the Memorandum of Understanding with the Town of Mount Carmel, Tennessee.

This Resolution shall take effect from and after its passage, the public welfare requiring it. Account codes to be assigned by the Finance Department. All Resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Duly adopted 19th day of February 2026.

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 Mark Ireson

Cosponsors: Commissioner Joyce Crosswhite; Commissioner Michael Cole, everyone voting in the
affirmative added as cosponsors.

ACTIONS: 02/12/26 (Work Session) To be placed on Consent at regular session on 02/19/26.

MEMORANDUM OF UNDERSTANDING
Between Sullivan County Solid Waste and Town of Mount Carmel, Tennessee
Regarding Acceptance of Recycling Material

This Memorandum of Understanding ("MOU") is entered into on the 1st day of December, 2025, by and between:

- **Sullivan County Solid Waste**, with offices located at 994 Cross Community Rd. Blountville, TN 37617 ("Receiving County"), and
- **The Town of Mount Carmel, TN** with offices located at 100 Main Street E., Mount Carmel, TN 37645 ("Sender").

1. Purpose

The purpose of this MOU is to establish the terms and conditions under which the Receiving County will accept recyclable materials from the Sender for processing and/or disposal at Sullivan County Recycling Facility, located at 999 Cross Community Rd. Blountville, TN 37617.

2. Scope of Agreement

This MOU applies solely to recyclable materials as defined in Section 4 of this agreement. This does not constitute acceptance of any hazardous, non-recyclable, or solid waste materials outside the scope of mutually agreed recyclable items.

3. Term

This MOU shall commence on December 1, 2025 and remain in effect until December 1, 2027 or until terminated by either party with thirty (30) days' written notice.

4. Accepted Materials

Recyclable materials covered by this MOU include (but are not limited to):

- Paper and cardboard
- Plastics #1 through #7
- Aluminum and steel cans
- Other mutually agreed recyclable commodities.

All materials must be properly sorted and uncontaminated. Contaminated loads may be rejected or subject to fees.

5. Responsibilities of the Sender

- Ensure materials are pre-sorted and meet contamination thresholds set by the Receiving County.
- Maintain the recycling containers and keep the surrounding area clean and orderly.

6. Responsibilities of the Receiving County

- Provide recycling containers to Sender.
- Transport recyclable materials to the designated facility.
- Accept and process the recyclable materials as agreed.
- Maintain proper records of received materials.
- Notify the Sender of any contamination issues or rejected loads.
- Provide monthly reports detailing volumes and types of material delivered.

7. Fees and Payment

No fees will be imposed at this time.

8. Compliance with Laws

Both parties agree to comply with all applicable local, state, and federal laws and regulations concerning waste management, recycling, and transportation.

9. Indemnification

Each party shall indemnify and hold harmless the other from any claims, damages, or liabilities arising from its own negligence or willful misconduct related to this MOU.

10. Termination

This MOU may be terminated by either party with thirty (30) days' written notice, or immediately in the case of a material breach.

11. Amendments

This MOU may be amended only in writing and signed by both parties.

12. Entire Agreement

This MOU constitutes the entire agreement between the parties and supersedes all prior agreements and understandings, whether written or oral.

IN WITNESS WHEREOF, the parties have executed this MOU on the dates set forth below:

Sullivan County Solid Waste

By: _____
 Name:
 Title:
 Date: _____

Town of Mount Carmel, Tennessee

By: John K. Gibson
 Name: John K. Gibson
 Title: Mayor
 Date: 11/20/2025

**SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session**

Item 15
Resolution No. 2026-02-16

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of February 2026.

**RESOLUTION TO APPROVE MEMORANDUM OF UNDERSTANDING (MOU)
BETWEEN SULLIVAN COUNTY SOLID WASTE AND WISE COUNTY, VIRGINIA,
REGARDING ACCEPTANCE OF RECYCLING MATERIAL.**

WHEREAS, the Sullivan County Solid Waste Department wishes to increase its availability of revenue-producing recyclable materials; and

WHEREAS, Wise County, Virginia, wishes to enter into an agreement to send recyclable materials collected within its jurisdiction to Sullivan County Solid Waste.

NOW, THEREFORE BE IT RESOLVED the Board of Commissioners of Sullivan County, Tennessee, meeting in Regular Session, authorize Sullivan County Solid Waste to enter into the Memorandum of Understanding with Wise County, Virginia.

This Resolution shall take effect from and after its passage, the public welfare requiring it. Account codes to be assigned by the Finance Department. All Resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Duly adopted 19th day of February 2026.

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 Mark Ireson
Cosponsors: Commissioner Joyce Crosswhite; Commissioner Michael Cole, everyone voting in the
affirmative added as cosponsors.
ACTIONS: 02/12/26 (Work Session) To be placed on Consent at regular session on 02/19/26.

MEMORANDUM OF UNDERSTANDING
Between Sullivan County Solid Waste and Wise County, Virginia
Regarding Acceptance of Recycling Material

This Memorandum of Understanding ("MOU") is entered into on this 16th day of December, 2025, by and between:

- **Sullivan County Solid Waste**, with offices located at 994 Cross Community Rd. Blountville, TN 37617 ("Receiving County"), and
- **Wise County, Virginia** with offices located at P.O. Box 570, Wise, VA 24293 ("Sending County").

1. Purpose

The purpose of this MOU is to establish the terms and conditions under which the Receiving County will accept recyclable materials from the Sending County for processing and/or disposal at Sullivan County Recycling Facility, located at 999 Cross Community Rd. Blountville, TN 37617.

2. Scope of Agreement

This MOU applies solely to recyclable materials as defined in Section 4 of this agreement. This does not constitute acceptance of any hazardous, non-recyclable, or solid waste materials outside the scope of mutually agreed recyclable items.

3. Term

This MOU shall commence on [Start Date] and remain in effect until [End Date] or until terminated by either party with thirty (30) days' written notice.

4. Accepted Materials

Recyclable materials covered by this MOU include (but are not limited to):

- Paper and cardboard
- Plastics #1 through #7
- Aluminum and steel cans
- Other mutually agreed recyclable commodities.

All materials must be properly sorted and uncontaminated. Contaminated loads may be rejected or subject to fees.

5. Responsibilities of the Sending County

- Transport recyclable materials to the designated facility.
- Ensure materials are pre-sorted and meet contamination thresholds set by the Receiving County.
- Provide monthly reports detailing volumes and types of material delivered.

6. Responsibilities of the Receiving County

- Accept and process the recyclable materials as agreed.
- Maintain proper records of received materials.
- Notify the Sending County of any contamination issues or rejected loads.

7. Fees and Payment

No fees will be imposed at this time.

8. Compliance with Laws

Both parties agree to comply with all applicable local, state, and federal laws and regulations concerning waste management, recycling, and transportation.

9. Indemnification

Each party shall indemnify and hold harmless the other from any claims, damages, or liabilities arising from its own negligence or willful misconduct related to this MOU.

10. Termination

This MOU may be terminated by either party with thirty (30) days' written notice, or immediately in the case of a material breach.

11. Amendments

This MOU may be amended only in writing and signed by both parties.

12. Entire Agreement


This MOU constitutes the entire agreement between the parties and supersedes all prior agreements and understandings, whether written or oral.

IN WITNESS WHEREOF, the parties have executed this MOU on the dates set forth below:

Sullivan County Solid Waste

By: _____
 Name:
 Title:
 Date:

Wise County, Virginia

By: 
 Name: Michael W. Hatfield, P.E.
 Title: County Administrator
 Date: December 16, 2025

**SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session**

Item 16
Resolution No. 2026-02-17

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of February 2026.

RESOLUTION TO ESTABLISH 25 MPH SPEED LIMIT ON RIVERSIDE ROAD.

WHEREAS, the Sullivan County Highway Department and members of the Board of Sullivan County Commissioners have requested numerous requests for designation of a uniform speed limit of 25 miles per hour on Riverside Road, which runs between Silver Grove Road and Old Weaver Pike near Bluff City.

NOW, THEREFORE BE IT RESOLVED the Board of Commissioners of Sullivan County, meeting in regular session, hereby requests the Sullivan County Highway Department to install signage indicating a 25 miles per hour speed limit on Riverside Road.

This Resolution shall take effect from and after its passage, the public welfare requiring it. Account codes to be assigned by the Finance Department. All Resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Duly adopted 19th day of February 2026.

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

CONTINUED

Item 16
Resolution No. 2026-02-17

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 Joyce Crosswhite
Cosponsors: Commissioner Michael Cole; Commissioner David Hayes; Commissioner Tony
Leonard; Commissioner Hershel Glover; Commissioner Dwight King.
ACTIONS: 02/12/26 (Work Session) To be placed on Consent at regular session on 02/19/26.

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 17
Resolution No. 2026-02-18

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of February 2026.

RESOLUTION TO AUTHORIZE THE ISSUANCE OF CAPITAL OUTLAY NOTES NOT TO EXCEED \$1,522,000 FOR THE PURPOSE OF ACQUIRING VEHICLES FOR THE SHERIFF'S DEPARTMENT AND CORRECTIONS

WHEREAS, Sullivan County has acquired new vehicles for the Sheriff's Department through Capital Outlay Notes over the last several years, with the repayment of those notes being funded through the Sheriff's Department and Corrections annual operating budget; and

WHEREAS, the Sheriff's Department and Corrections current year's debt service budgets have funding of \$410,000 available to cover the first annual payment of new notes to fund the purchase of up to 24 new vehicles (the "Project") needed by the departments; and

WHEREAS, the Sheriff's Department will request debt service funding be provided in the office's operating budget sufficient to cover principal and interest payments over the life of the debt; and

WHEREAS, under the provisions of Parts I, IV and VI of Title 9, Chapter 21, Tennessee Code Annotated (the "Act"), local governments in Tennessee are authorized to finance the cost of this Project through the issuance and sale of interest-bearing capital outlay notes upon the approval of the Comptroller of the Treasury or Comptroller's designee; and

WHEREAS, the Governing Body finds that it is advantageous to the Local Government to authorize the issuance of capital outlay notes to finance the cost of the Project.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Sullivan County, Tennessee, as follows:

Section 1. For the purpose of providing funds to finance the cost of the Project, the chief executive officer of the Local Government is hereby authorized in accordance with the terms of this resolution, and upon approval of the Comptroller of the Treasury or Comptroller's designee, to issue and sell interest-bearing capital outlay notes in a principal amount not to exceed \$1,522,000 (the "Notes"). The Notes shall be designated "Sheriff's Department Vehicle Capital Outlay Notes, Series 2026"; shall be numbered serially from 1 upwards; shall be dated as of the date of issuance; shall be in denomination(s) as agreed upon with the purchaser; shall be sold at not less than 99% of par value plus accrued interest if any; and shall bear interest at a rate or rates not to exceed four per cent (4%) per annum, and in no event shall the rate exceed the legal limit provided by law.

CONTINUED

Section 2. The Notes shall mature three (3) fiscal years after the fiscal year of issuance and, unless otherwise approved by the Comptroller of the Treasury or Comptroller's designee, the Notes shall be amortized through mandatory redemption in amounts reflecting level debt service on the Notes or an equal amount of principal paid in each fiscal year as is agreed upon by the chief executive officer and the Purchaser. The principal amount paid in each fiscal year shall be set forth in the form of the Note. The weighted average maturity of the Notes shall not exceed the reasonably expected weighted average life of the Project, which is hereby estimated to be four years.

Section 3. The Notes shall be subject to redemption at the option of the Local Government, in whole or in part, at any time, at the principal amount and accrued interest to the date of redemption, without a premium, or, if sold at par, with or without a premium of not exceeding one percent (1%) of the principal amount as determined with the purchaser.

Section 4. The Notes shall be direct general obligations of the Local Government, for which the punctual payment of the principal and interest on the Notes, the full faith and credit of the Local Government is irrevocably pledged, and the Local Government hereby pledges its taxing power as to all taxable property in the Local Government for the purpose of providing funds for the payment of principal of and interest on the Notes. The Governing Body of the Local Government hereby authorizes the levy and collection of a special tax on all taxable property of the Local Government over and above all other taxes authorized by the Local Government to create a sinking fund to retire the Notes with interest as they mature in an amount necessary for that purpose.

Section 5. The Notes shall be executed in the name of the Local Government; shall bear the signature of the chief executive officer of the Local Government and the signature of the recording officer of the Local Government and shall be payable as to principal and interest at the office of recording officer of the Local Government or at the office of the paying agent duly appointed by the Local Government. Proceeds of the Notes shall be deposited with the official designated by law as custodian of the funds of the Local Government. All proceeds shall be paid out for financing the Project pursuant to this Resolution and as required by law.

Section 6. The Notes will be issued in fully registered form and that at all times during which any Note remains outstanding and unpaid, the Local Government or its agent shall keep or cause to be kept at its office a note register for the registration, exchange or transfer of the Notes. The note register, if held by an agent of the Local Government, shall at all times be open for inspection by the Local Government or any duly authorized officer of the Local Government. Each Note shall have the qualities and incidents of a negotiable instrument and shall be transferable only upon the note register kept by the Local Government or its agent, by the registered owner of the Note in person or by the registered owner's attorney duly authorized in writing, upon presentation and surrender to the Local Government or its agent together with a written instrument or transfer satisfactory to the Local Government duly executed by the registered owner or the registered owner's duly authorized attorney. Upon the transfer of any such Note, the Local Government shall issue in the name of the transferee a new registered note or notes of the same aggregate principal amount and maturity as the surrendered Notes. The Local Government shall not be obligated to make any such Note transfer during the fifteen (15) days next preceding an interest payment date on the Notes or, in the case of any redemption of the Notes, during the forty-five (45) days next preceding the date of redemption.

CONTINUED

Item 17
Resolution No. 2026-02-18

Section 7. The Notes shall be in substantially the form attached as Attachment 1 with only changes as are necessary or appropriate to comply with the requirements of the purchaser thereof as determined by the chief executive officer.

Section 8. The Notes shall be sold through the informal bid process provided in Tenn. Code Ann. Section 9-21-609.

Section 9. The Notes shall not be sold until receipt of the Comptroller of the Treasury or Comptroller's Designee's written approval for the sale of the Notes.

Section 10. The chief executive officer is authorized to designate the Notes as qualified tax-exempt obligations for the purpose of Section 265(b) (3) of the Internal Revenue Code of 1986 if so eligible to be designated.

Section 11. After the sale of the Notes, and for each year that any of the Notes are outstanding, the Local Government shall prepare an annual budget and budget ordinance in a form consistent with accepted governmental standards and as approved by the Comptroller of the Treasury or Comptroller's designee. The budget shall be kept balanced during the life of the Notes and shall appropriate sufficient monies to pay all annual debt service. The annual budget and ordinance shall be submitted to the Comptroller of the Treasury or Comptroller's designee immediately upon its adoption; however, it shall not become the official budget for the fiscal year until such budget is approved by the Comptroller of the Treasury or Comptroller's Designee in accordance with Title 9, Chapter 21, Tennessee Code Annotated (the "Statutes"). If the Comptroller of the Treasury or Comptroller's designee determines that the budget does not comply with the Statutes, the Governing Body shall adjust its estimates or make additional tax levies sufficient to comply with the Statutes, or as directed by the Comptroller of the Treasury or Comptroller's designee.

This Resolution shall take effect from and after its passage, the public welfare requiring it. All Resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Duly adopted _____ day of _____ 2026.

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 17
Resolution No. 2026-02-18

ACTION BY MAYOR

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

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

CONTINUED

Item 17
Resolution No. 2026-02-18

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 Andrew Cross
Cosponsors: Commissioner Gary Stidham; Commissioner Jessica Means
02/12/26 (Work Session) To be considered on Waiver of Rules at regular session on 02/19/26.

Agenda subject voting report

Meeting name

Sullivan County Work Session February 12 2026

2/12/2026

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Sullivan County



AND THEREUPON COUNTY COMMISSION ADJOURNED AT 8:04 P.M. UPON MOTION MADE BY COMMISSIONER CALTON TO MEET AGAIN IN REGULAR SESSION ON FEBRUARY 19, 2026.

John T. Gardner

JOHN T. GARDNER

COMMISSION CHAIRMAN