

COUNTY COMMISSION-WORK SESSION

302

JANUARY 09, 2025

BE IT REMEMBERED THAT:

COUNTY COMMISSION MET PURSUANT TO ADJOURNMENT IN MONTHLY WORK SESSION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS THIS THURSDAY EVENING, JANUARY 09, 2025, AT 6:00 P.M. IN BLOUNTVILLE, TENNESSEE. PRESENT AND PRESIDING WAS CHAIRMAN JOHN GARDNER AND TERESA JACOBS, COUNTY CLERK OF SAID BOARD OF COMMISSIONERS,

TO WIT:

The Commission was called to order by Chairman John Gardner, Chairman John Gardner opened the commission and Commissioner Means gave the invocation. The pledge to the flag was led by Commissioner Travis Ward.

COMMISSIONERS PRESENT AND ANSWERING ROLL WERE AS FOLLOWS:

DAVID AKARD	MARK IRESON
DARLENE CALTON	SAM JONES
	TONY LEONARD
LARRY CRAWFORD	
	JOE MCMURRAY
JOYCE CROSSWHITE	JESSICA MEANS
JOHN GARDNER	ARCHIE PIERCE
	MATT SLAGLE
CHERYL HARVEY	GARY STIDHAM
DAVID HAYES	ZANE VANOVER
	TRAVIS WARD

17 PRESENT, 7 ABSENT

ABSENT AT ROLL CALL: CARR, COLE, CROSS, GLOVER, HORNE, KING, LOCKE,

NOTE: CARR IN AT 6:08 PM, GLOVER IN AT 6:10 PM

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

Agenda subject voting report

303

1/9/2025

Meeting name Sullivan County Work Session January 9 2025

2 Roll Call by Teresa Jacobs, County Clerk
Roll Call

Description Roll Call
Chairman Venable, Richard

Total vote result
Voting start time 6:02:11 PM
Voting stop time 6:02:38 PM
Voting configuration Roll Call - Attendances
Voting mode Open
Vote result

Present	17
Total Present	17
Total Seats	28
Absent	7

Group voting result

Group	Yes	Absent
No group	17	0
Total result	17	0

Individual voting result

Name	Yes	Absent
Akard, David ()	X	
Calton, Darlene ()	X	
Carr, Joe ()		X
Cole, Michael ()		X
Crawford, Larry ()	X	
Cross, Andrew ()		X
Crosswhite, Joyce ()	X	
Gardner, John ()	X	
Glover, Hershel ()		X
Harvey, Cheryl ()	X	
Hayes, David ()	X	
Horne, Daniel ()		X
Ireson, Mark ()	X	
Jones, Sam ()	X	
King, Dwight ()		X
Leonard, Tony ()	X	
Locke, Hunter ()		X
McMurray, Joe ()	X	
Means, Jessica ()	X	
Pierce, Archie ()	X	
Slagle, Matt ()	X	
Stidham, Gary ()	X	
Vanover, Zane ()	X	
Ward, Travis ()	X	

SULLIVAN COUNTY
Board of County Commissioners
Order of Business
January 09, 2025
6:00 p.m.

REZONING HEARING

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

Item 1 Resolution No. 2025-01-01

Sponsors: Calton/Hayes

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

- Case 1 – Boyle Rentals, LLC, 5799 Bristol Hwy., Piney Flats, 37626, R-1/R-3A to R-2, 5th Commissioner District.

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Public Comment on Boyle Rentals Request

Vote on Boyle Rentals Request

- Case 2 – Hoyt Denton, 2144-2132 Hwy. 75, Blountville, 37617, PMD-2 to PBD/SC, 7th Commissioner District.

Public Comment on Denton Request

Vote on Denton Request

- Case 3 – Anthony Vella, 510 Sand Bar Rd., Bristol, 37620, A-1 to RRC (Rural Retreat Cabin Development), 1st Commissioner District.

Public Comment on Vella Request

Vote on Vella Request

- ❖ Adjournment of Rezoning Hearing

Sullivan County
Board of County Commissioners
245th Annual Session

Item 1
Resolution No. 2025-01-01

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 9th day of January 2025.

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

WHEREAS, the rezoning petition(s) have been duly initiated; have been before the appropriate Regional Planning Commission (recommendations enclosed); and shall receive a public hearing as required prior to final action from the County Commission; and

WHEREAS, such rezoning petition(s) and/or the proposed text amendment(s) will require an amendment to the SULLIVAN COUNTY ZONING PLAN – Zoning Map or Zoning Resolution.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby consider rezoning petition(s) and/or the Zoning Resolution Text Amendment(s), conduct the appropriate public hearing as required by law, and vote upon the proposed amendment(s) individually, by roll call vote, and that the vote be valid and binding, and that any necessary amendments to the official zoning map or resolution code book be made by the Planning & Codes Department.

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

Duly passed and approved this ^{9th January} ~~12th day of December~~ 2024⁵

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 17th day of January, 2025 at or about the following time 3:30pm 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

2025-01-01 ACTIONS: Introduced at rezoning requests public hearing meeting, January 9, 2025
for vote. – JHO III
01/09/24 Approved 17 Yes, 7 Absent

Agenda subject voting report

307

1/9/2025

Meeting name

Sullivan County Work Session January 9 2025

3 Public Hearing and Commission Vote for Rezoning Request and/or Zoning Text Amendments

Description Rezoning Hearing

Chairman Venable, Richard

Total vote result

Voting start time 6:03:17 PM

Voting stop time 6:03:37 PM

Voting configuration Vote

Voting mode Open

Vote result

Yes	17
Abstain	0
No	0
Total Present	17
Absent	7

Group voting result

Group	Yes	Absent
No group	17	0
Total result	17	0

Individual voting result

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

SULLIVAN COUNTY BOARD OF COMMISSIONERS
 Rezoning Hearing
 Public Comment Rezoning Requests
 January 9, 2025

PLEASE PRINT INFORMATION

	Name	Street Address	City
1	CAROLYN FERRELL	256 Steele Creek Park Rd	Bristol TN
2	Frederick Leonard	561 Sand Bar Rd	Bristol, TN 37620
3	JOHN DENTON	201 SE CHARLES ST	KINGMAN? 37660
4	Madeline Duncan	400 Sand Bar Rd	Bristol TN 37620
5	TOM VELCA	494 Steel Bar Rd	Bristol
6	GARY DAVIES	531 SAND BAR RD	BRISTOL, TN
7	Jessica Peterson	1239 Riverside Rd	Bluff City, TN
8			
9			
10			
11			
12			
13			
14			

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

January 9, 2025 - Work Session

**RESOLUTION #1 - To Consider the following zoning amendments (map or text) as reviewed by the Regional Planning Commission.
motion by: Calton 2nd by: 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
1	10/24/2024	Boyle Rentals, LLC	none received prior to meetings	yes	yes, unanimous	Sullivan County PC	R-1/R-3A	R-2	9th	5th
2	10/31/2024	Hoyt Denton	none received prior to meetings	yes	yes, unanimous	Sullivan County PC	PMD-2	PBD/SC	18th	7th
3	9/16/2024	Anthony Vella	yes	no	no	Sullivan County PC	A-1	RRC	1st	1st
		<i>Anthony Vella first filed as Coope Browns Inc, then quitclaimed back to personal name, deferred case by request until December PC Agenda</i>								
Voting Summary:										
Name	Case Order	yes	no	pass / abstain	absent	Approved (yes or no)				
Boyle	1	17			7	YES				
Denton	2	17			7	YES				
Vella	3	13	6		5	YES				

Completed Application is when all information is signed, fee has been paid and no outstanding documents needed. Date of Application is when the applicant initially files

Footnote: ZTA: Zoning Text Amendment

copy mailed

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 10/24/24

310

Property Owner: Boyle Rentals, LLC

Address: 2154 Sawyers Pond RD Johnson City, TN 37604

Phone number: (423) 791-4273

Email: boylehomebuilder@aol.com

Property Identification

Tax Map: 135

Group:

Parcel: 018.10

Zoning Map: 26

Zoning District: R-1 / R-3A Proposed District: R-2

Civil District: 9th

Property Location: 5799 Bristol Highway Piney Flats, TN 37686

Commission District: 5

Purpose of Rezoning: Subdivide property

Meetings

Planning Commission: Sullivan County

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

Date: 12/17/24

Time: 6:00 PM

Approved:

Denied:

County Commission:

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

Date: 01/09/25

Time: 6:00 PM

Approved: APPROVED 17 YES, 7 ABSENT

Denied:

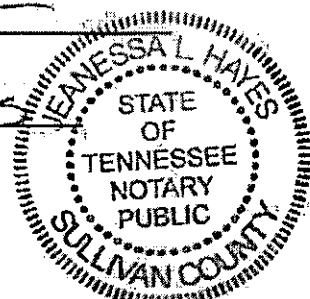
DEED RESTRICTIONS

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

Owner's Signature: [Signature]

Date: 11-7-24

Notary Public: [Signature]



My Commission Expires: 12/28/26

Agenda subject voting report

Meeting name

Sullivan County Work Session January 9 2025

1/9/2025

91 Rezoning Request
Vote

Description

Case 1 – Boyle Rentals, LLC,
5799 Bristol Hwy., Piney Flats, 37626,
R-1/R-3A to R-2
5th Commissioner District.

Chairman

Venable, Richard

Total vote result

Voting start time 6:05:31 PM
Voting stop time 6:06:10 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	17
Abstain	0
No	0
Total Present	17
Absent	7

Group voting result

Group	Yes	Absent
No group	17	0
Total result	17	0

Individual voting result

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

Agenda subject voting report

312

Meeting name

Sullivan County Work Session January 9 2025

1/9/2025

THE CHAIR READ THE OPENING STATEMENT ON THE PROCESS FOR HEARING REZONING REQUESTS

F1. REZONING REQUEST FROM BOYLE RENTAL, LLC FROM R-1/R-3A TO R-2

FINDINGS OF FACT--

Landowner:	Boyle Rental, LLC
Applicants:	Brian Boyd
Representative:	same
Location:	5799 Bristol Hwy (Hwy 11E) Piney Flats
Mailing Address of Owners:	2154 Sawyers Pond Road, Johnson City
Civil district of rezoning:	9th
Commission District of rezoning:	5th
Parcel ID:	Tax Map 135, Parcel 018.10
Subdivision of Record:	n/a
PC1101 Growth Boundary:	Johnson City Urban Growth Boundary
Existing Land Use:	Single Family Home
Utility District:	Johnson City Public Water
Public Sewer:	private on-site septic with approval from JC Public Sewer for new dwelling
Lot/Tract Acreage:	total acreage – .63
Flood Plain:	n/a
Existing Zoning:	R-1 and R-3A split
Surrounding Zoning:	R-1, R-3, R-2, R-3A, A-1
Proposed Zoning Request:	R-2
Surrounding Land Uses:	Single Family
2006 Land Use Plan:	High-Density Residential (due to public sewer along the highway)
Neighborhood Opposition:	none, inquiry from adjacent homeowner regarding property line issues

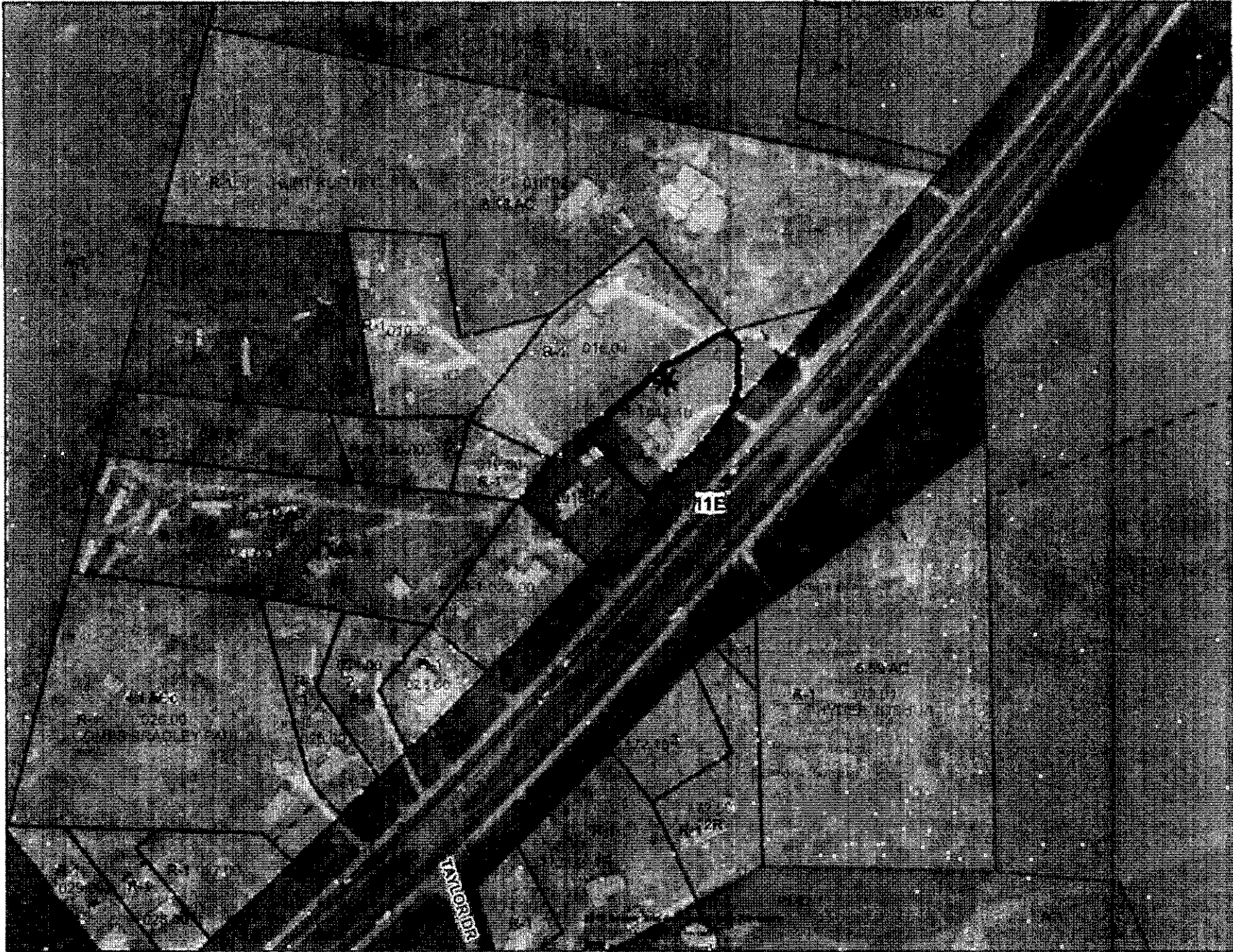
Staff Field Notes and Findings of Facts:

- The owner is requesting a rezoning of the .63-acre lot to R-2 (Medium Density Residential) in order to subdivide the lot to add another dwelling.
- R-2 zoning district allows for a minimum lot size down to 10,000 square feet per dwelling if public water and public sewer is available. Staff received confirmation of public utilities from the city to make this request possible. The existing lot being .63 of an acre is approximately 27,442 square feet, thus would meet the requirements of R-2 zoning.
- Staff recommends in favor of this request per the following Findings of Facts:
 - Conforms to Future Land Use Plan
 - Public Sewer confirmed by city for hook up for proposed dwelling
 - Proposed subdivision will conform to R-2 zoning based upon lot size with public utilities
 - Right side of yard open and clear for future home site

Meeting Notes at Planning Commission:

- Applicant Brian Boyd present – 2154 Sawyers Pond Rd, Johnson City
- Boyd stated that he has owned the property for approximately 20 years and this zoning change would allow him to have another home to rent. He stated there is a shortage of housing and since he will be able to connect to public sewer, this right side yard, would make a good homesite.
- Mary Ann Hager made a motion to send a favorable recommendation on to County Commission. Laura McMillian seconded the motion. The motion passed unanimously.

zoning map



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.

- Buildings
- County Line
- Thoroughfares**
- Arterial
- Lot Numbers
- Lot Lines / Parcel Hooks
- Parcel Acres
- Parcel Numbers
- Parcel Owner Labels
- Parcel Lines
- Current Zoning**
- A-1
- PBD/SC
- PMD-1
- R-1
- R-2
- R-3
- R-3A

GIS

2015 - Aerial Image
 2018 - Aerial Image



Sullivan County, TN
 Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2024
 Flood Insurance Rate Map (FIRM) 2024
 Zone A - No Base Flood Elevation Determined
 Zone AE - Base Flood Elevation Determined
 0.2 PCT Annual Chance Flood Hazard



****EXTERNAL**Fwd: 5799 Bristol Hwy Rezone**

From Todd Johnson <tjohnsonrls@comcast.net>
Date Thu 10/24/2024 11:08 AM
To Luke Meade <landuse@sullivancountytn.gov>

*** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email ***
Please see the email from Johnson City Water and Sewer. Travis said that connection would be fine. He just needs a plat showing the subdivision. Let me know if you need anything else regarding this. Thank you.

Todd Johnson, RLS
423-943-9223
tjohnsonrls@comcast.net

----- Original Message -----

From: "Olinger, Travis" <tolinger@johnsoncitytn.org>
To: "tjohnsonrls@comcast.net" <tjohnsonrls@comcast.net>
Date: 10/24/2024 10:49 AM EDT
Subject: 5799 Bristol Hwy

Mr. Johnson,

Please be advised that public sewer service is available at this location. If you need further assistance please let me know.

Travis Olinger

W/S Development Coordinator

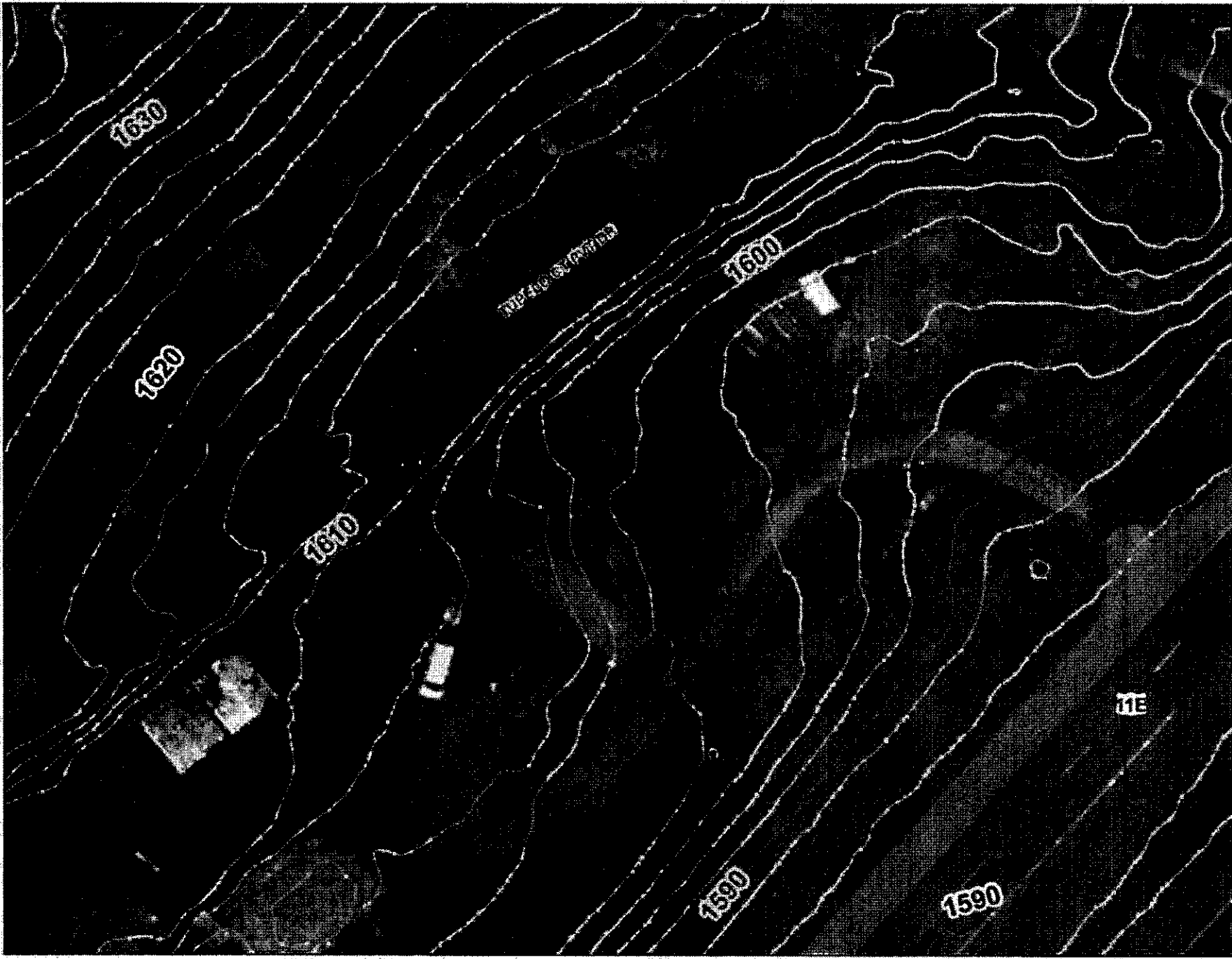
Water and Sewer Services Department

City of Johnson City, Tennessee

423.975.2620 o. / 423.262.7580 c.

www.johnsoncitytn.org





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

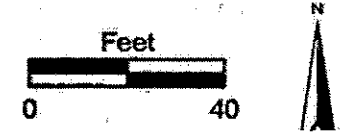
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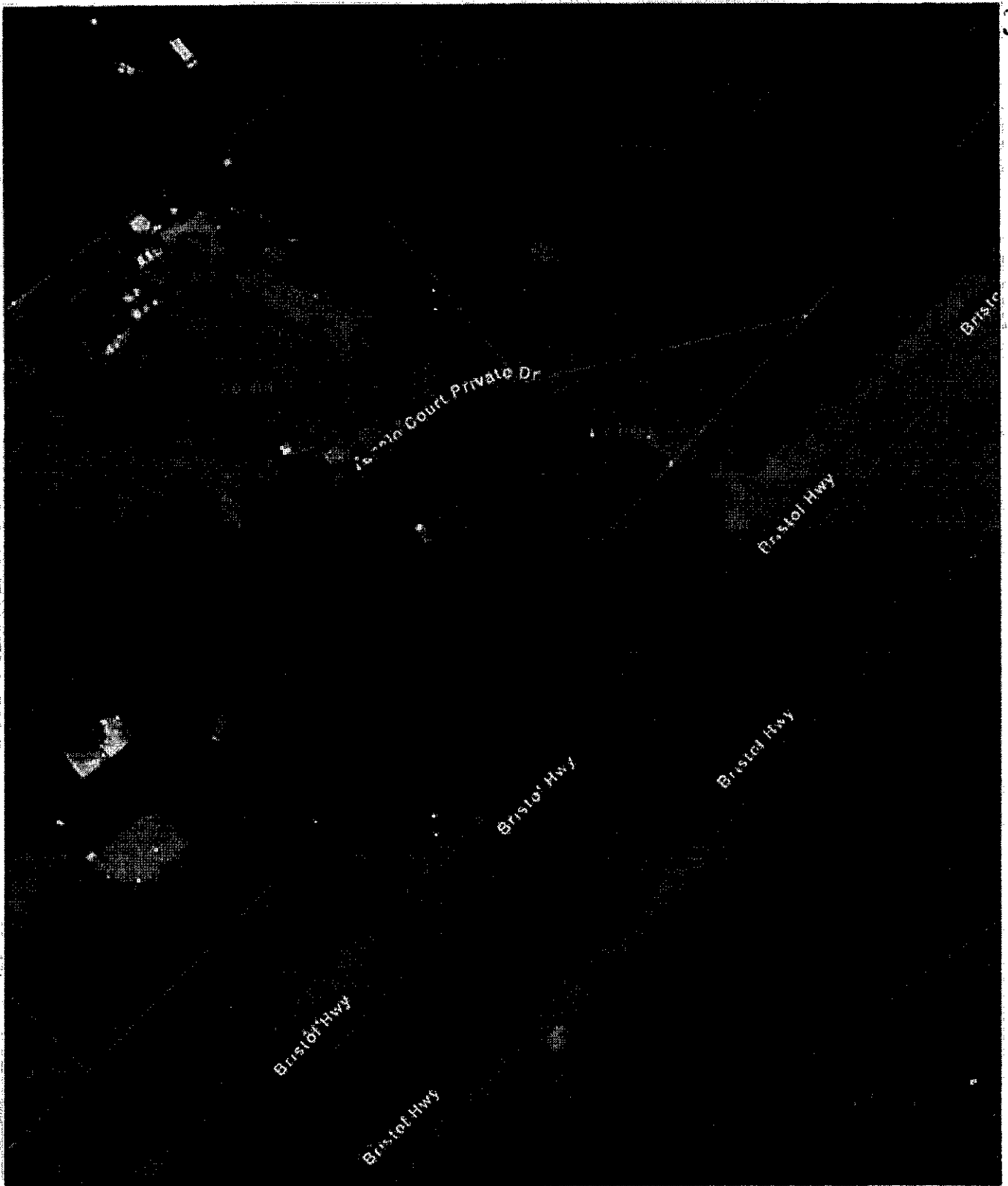
- County Line
- Thoroughfares
- Arterial
- Lot Numbers
- Lot Lines / Parcel Hooks
- Parcel Numbers
- Parcel Owner Labels
- Parcel Lines



Sullivan County, TN
 Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2024
 Flood Insurance Rate Map (FIRM) 2024
 Zone A - 1% Flood Depth Determined
 Zone AE - Base Flood Elevation Determined
 0.2 PCT Annual Chance Flood Hazard
 Floodway Hazard Zone A-AE





Date: December 31, 2024

County: SULLIVAN
 Owner: BOYLE RENTALS LLC
 Address: BRISTOL HWY 5799
 Parcel ID: 135 018.10
 Deeded Acreage: 0.63
 Calculated Acreage: 0
 Vexcel Imagery Date: 2023



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

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



Sullivan County, TN

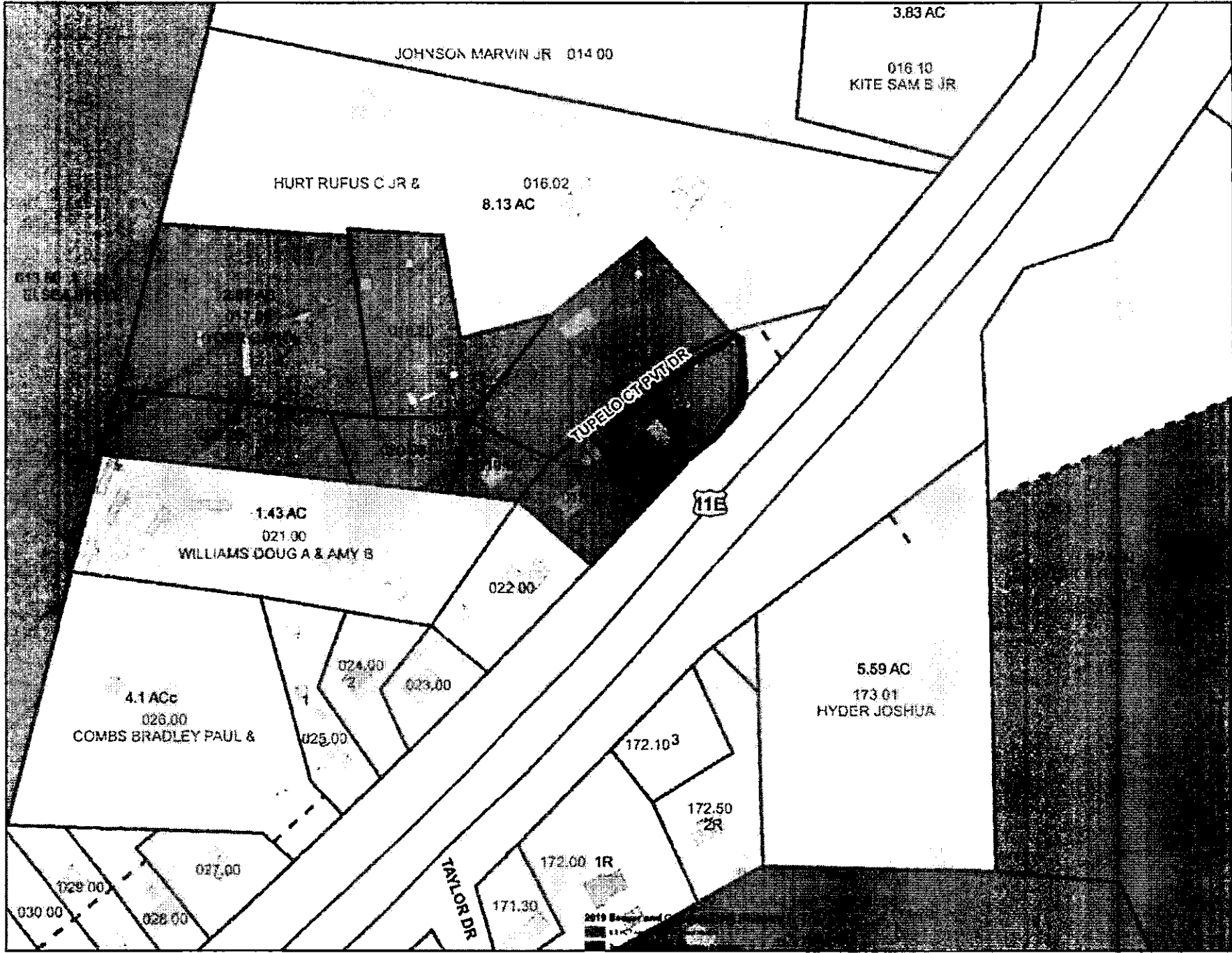
NOTICE

THIS PROPERTY IS
BEING CONSIDERED
FOR RE-ZONING
423-323-6440





Land Use Plan



Address Data Source
 Sullivan County: Sull Co 811
 Kingsport: Kpt GIS
 Johnson City: JC GIS
 Bristol: Bristol 811

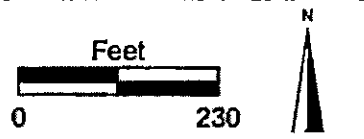
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- Buildings
- County Line
- Thoroughfares**
- Arterial
- Lot Numbers**
- Lot Lines / Parcel Hooks
- Parcel Acres**
- Parcel Numbers**
- Parcel Owner Labels**
- Parcel Lines
- Land Use Plan: 2008-2028**
- Ag / Single Family Res
- Ag / Open Space
- Low Density Res
- High Density Res

2019 Seeger and Co
 Zone A - No Base Flood Elevation Determined
 Zone AE - Base Flood Elevation Determined
 68 DCT Annual Chance Flood Hazard



Sullivan County, TN
 Planning and Codes Dept.



SULLIVAN COUNTY

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



322

NOTICE OF REZONING REQUEST

November 26, 2024

Dear Property Owner:

Please be advised that your adjacent landowner, Boyle Rentals, LLC, has requested his property located at 5799 Bristol Hwy, Piney Flats, be rezoned from **R-3A (Multifamily Residential)** and **R-1 (Single Family Residential)** to **R-2 (Medium Density Residential)** for the purpose of subdividing the property for another home site. The property tax ID is: Tax Map 135, Parcel 018.10. The property is currently split zoned. The following are the scheduled meeting dates for this request:

Sullivan County Regional Planning Commission – Tuesday, December 17, 2024 at 6:00PM
(to be held in the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville, 2nd Floor)

Sullivan County Commission's Work Session – Thursday, January 9, 2025 at 6:00 PM
(to be held in the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville, 2nd Floor)

Please let me know if you need any special assistance for these public meetings. The meetings are open to the general public and you are welcome to attend. If you have any questions or concerns on this request, please contact me. You may call, email or stop by our office during normal business hours. My email address is planning@sullivancountyttn.gov or you may call me directly at 423.279.2603.

Regards,

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

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

✓ 11/25/24 reader

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 10/31/24

Property Owner: Hoyt Denton

Address: 204 St. Charles Place, Kingsport, TN 37660

Phone number: 423-384-3333 Email: hhdenton@aol.com

Property Identification

Tax Map: 079 Group: Parcel: 091.00 + 091.20
Zoning Map: 10 Zoning District: PMD-2 Proposed District: PBD/SC Civil District: 18th
Property Location: 2144 + 2132 Hwy 75, Blountville, TN 37617 Commission District: 7
Purpose of Rezoning: TO BUILD ADDITIONAL STORAGE UNITS

Meetings

Planning Commission:

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

Date: 12-17-2024 Time: 6:00 PM

Approved: Denied:

County Commission:

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

Date: 1-9-2025 Time: 6:00 PM

Approved: APPROVED 17 YES, 7 ABSENT Denied:

DEED RESTRICTIONS

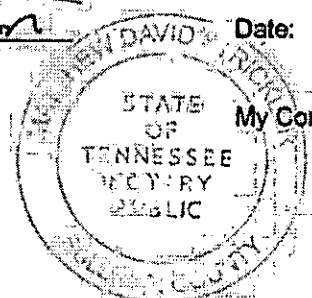
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: Hoyt Denton

Date: 10/31/24

Notary Public: Martin [Signature]

My Commission Expires: 5-2-27



Agenda subject voting report

324

Meeting name

Sullivan County Work Session January 9 2025

1/9/2025

93 Rezoning Request
Vote

Description

Case 2 – Hoyt Denton,
2144-2132 Hwy. 75, Blountville, 37617, PMD-2 to PBD/SC,
7th Commissioner District.

Chairman

Venable, Richard

Total vote result

Voting start time 6:07:24 PM
Voting stop time 6:07:43 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	17
Abstain	0
No	0
Total Present	17
Absent	7

Group voting result

Group	Yes	Absent
No group	17	0
Total result	17	0

Individual voting result

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

2. REZONING REQUEST FROM HOYT DENTON TO REZONE FROM PMD-2 TO PBD/SC

325

FINDINGS OF FACT

Landowner:	Hoyt Denton, who owns Gateway Storage
Applicants:	same
Representative:	same
Location:	2144 and 2132 Hwy 75, Blountville
Mailing Address of Owners:	204 St. Charles Place, Kingsport
Civil district of rezoning:	18 th
Commission District of rezoning:	7 th
Parcel ID:	Tax Map 079, Parcel 091.00 & 091.20
Subdivision of Record:	lots have recently been combined
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Existing Land Use:	Existing Self Storage Buildings previously approved by Planning Commission
Utility District:	Johnson City Public Water Utility District
Public Sewer:	Johnson City Public Sewer available if needed
Lot/Tract Acreage:	total acreage – 7.339 combined acreage
Flood Plain:	n/a
Existing Zoning:	PMD-2 – Planned Heavy Manufacturing District
Surrounding Zoning:	B-3, PMD-2, A-1, R-1 across the highway
Proposed Zoning Request:	PBD/SC – Planned Business
Surrounding Land Uses:	Commercial, Residential, Business Park
2006 Land Use Plan:	Planned Manufacturing – Heavy Industrial
Neighborhood Opposition:	none

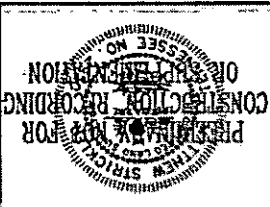
Staff Field Notes and Findings of Facts:

- The owner is requesting a rezoning of both parcels, which have recently been platted and combined. The purpose of the rezoning request is to reduce the building setbacks. PMD-2 has building setbacks of 50 feet on all sides; whereas the Planned Business District allows for 25 feet on the sides and rear. The front yard setback would remain the same. This will help bring the site into current zoning conformance.
- The rear parcel has suitable building site locations to accommodate additional self-storage buildings rather than open air storage. The newly installed wooden privacy fence, which was installed by the previous neighbor prior to selling the lot, installed the fence on Mr. Denton's property. Staff found the survey stakes to verify.
- Staff recommends in favor of this rezoning request for the following Findings of Facts:
 - Conforms to the Future Land Use Plan for Future Commercial Growth Corridor.
 - Compatible with existing land use and surrounding mix of zoning districts, with PBD/SC considered a lesser or down zoning classification from PMD-2.
 - Would bring existing site improvements more into zoning compliance with current zoning setbacks.
 - Public utilities available to support commercial growth land uses as well as permit self-storage facilities.

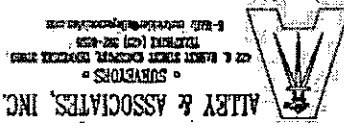
Meeting Notes at Planning Commission:

- Applicant Hoyt Denton Present – 204 St. Charles Place
- Mary Rouse made a motion to send a favorable recommendation on to County Commission. Darlene Calton seconded the motion. The motion passed unanimously.

SCALE 1" = 50'	0	50	100
DATE	0	30	60
PROJECT	ALLEY & ASSOCIATES, INC.		
OWNER	ALLEY & ASSOCIATES, INC.		
PREPARED BY	ALLEY & ASSOCIATES, INC.		
CHECKED BY	ALLEY & ASSOCIATES, INC.		
DATE	MAY 1982		
TOTAL ACRES	7.215		
TOTAL LOTS	1		
SULTAN COUNTY REGIONAL PLANNING COMMISSION			
COMPARISON OF LOT IN DESCRIPTION OF 1 AND 2 DIVISION OF THE PLAZA PROPERTY			

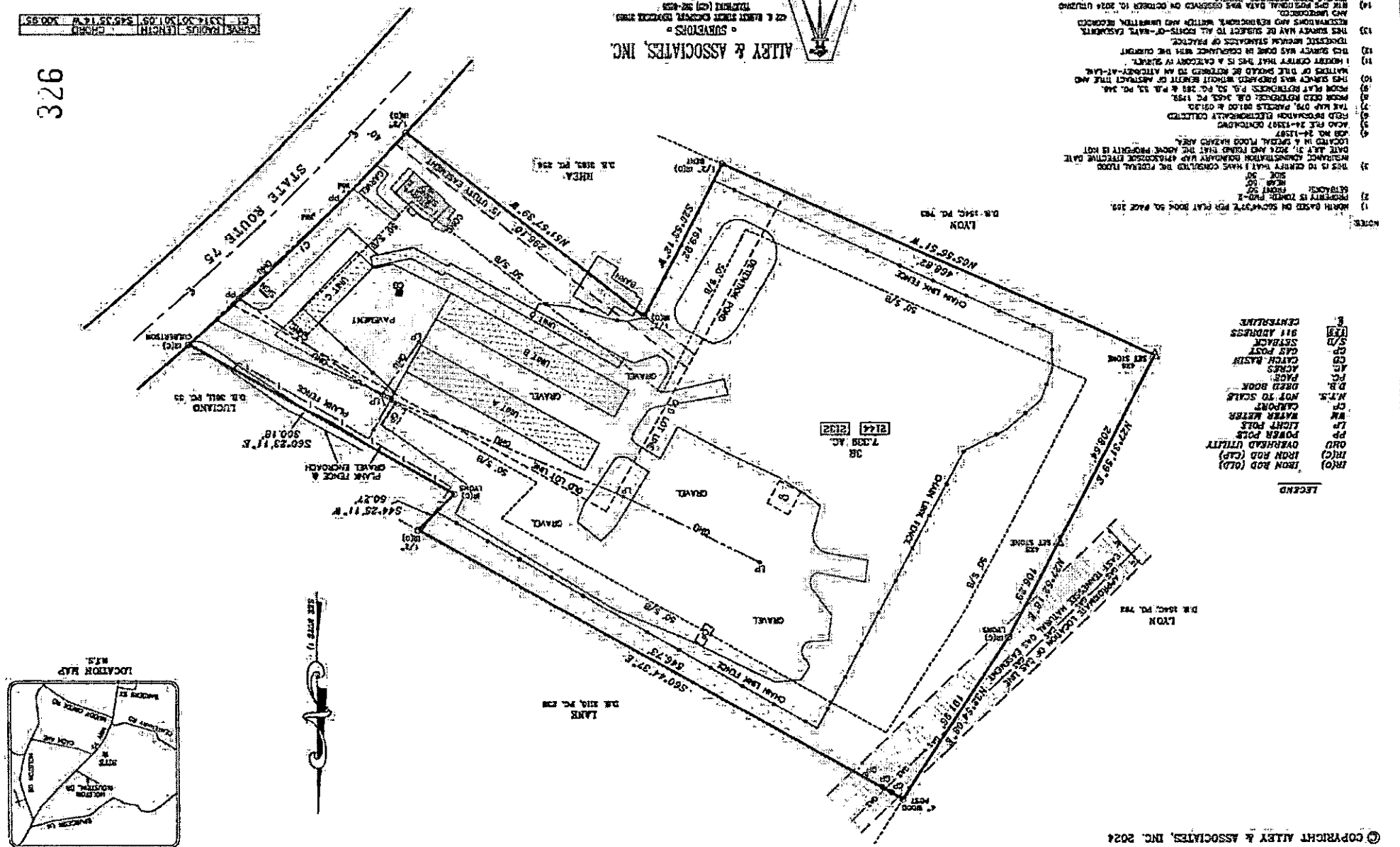


<p>CONTRACTOR'S STATEMENT OF WORK</p> <p>DATE: _____</p> <p>PROJECT: _____</p> <p>DESCRIPTION: _____</p>	<p>OWNER'S STATEMENT OF WORK</p> <p>DATE: _____</p> <p>PROJECT: _____</p> <p>DESCRIPTION: _____</p>	<p>ENGINEER'S STATEMENT OF WORK</p> <p>DATE: _____</p> <p>PROJECT: _____</p> <p>DESCRIPTION: _____</p>	<p>PLANNING COMMISSION'S STATEMENT OF WORK</p> <p>DATE: _____</p> <p>PROJECT: _____</p> <p>DESCRIPTION: _____</p>
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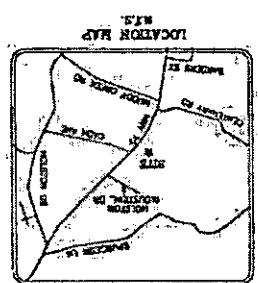
GENERAL RECORDS LENGTH: 326
 CHORD: 545.3511' W
 C/L: 3014.0101' S 25.3511' W

326



- LEGEND**
- (R/O) IRON ROD (OLD)
 - (R/N) IRON ROD (NEW)
 - U/D OVERHEAD UTILITY
 - PP POWER POLE
 - LP LIGHT POLE
 - WM WATER METER
 - CP CARPORT
 - M.T.S. NOT TO SCALE
 - D.B. DECK
 - P.B. PIER
 - A.C. ACRES
 - CD CATCH BASIN
 - CP CURB
 - S/D SLOPE
 - 1111 ADDRESS
 - 5' CENTRELINE

- NOTES:**
- 1) NORTH QUARTER OF SECTION 27, T14N, R10E, S12W, 1/4 AC.
 - 2) PROPERTY IS ZONED R-10.
 - 3) THIS IS TO CERTIFY THAT I HAVE CONDUCTED THE FIELD SURVEY AND FOUND THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.
 - 4) JOB NO. 24-1187.
 - 5) AND THE 24-1187 CONVEYANCE.
 - 6) THE SURVEY WAS CONDUCTED ON THE 24th DAY OF MAY, 1982.
 - 7) THE SURVEY WAS CONDUCTED ON THE 24th DAY OF MAY, 1982.
 - 8) THE SURVEY WAS CONDUCTED ON THE 24th DAY OF MAY, 1982.
 - 9) THE SURVEY WAS CONDUCTED ON THE 24th DAY OF MAY, 1982.
 - 10) THE SURVEY WAS CONDUCTED ON THE 24th DAY OF MAY, 1982.
 - 11) THE SURVEY WAS CONDUCTED ON THE 24th DAY OF MAY, 1982.
 - 12) THE SURVEY WAS CONDUCTED ON THE 24th DAY OF MAY, 1982.
 - 13) THE SURVEY WAS CONDUCTED ON THE 24th DAY OF MAY, 1982.
 - 14) THE SURVEY WAS CONDUCTED ON THE 24th DAY OF MAY, 1982.
 - 15) THE SURVEY WAS CONDUCTED ON THE 24th DAY OF MAY, 1982.

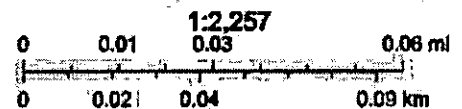


Construction Survey



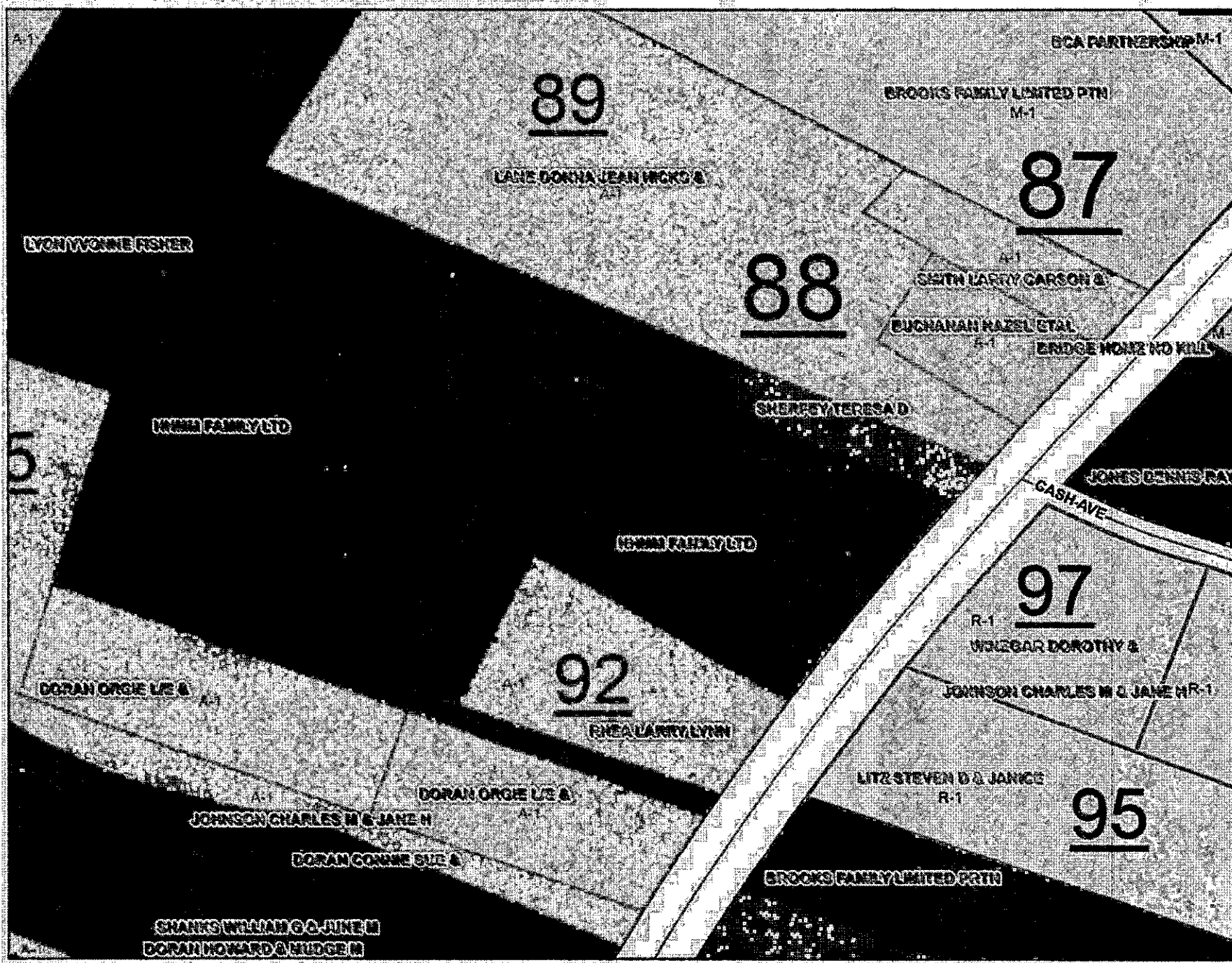
Date: November 25, 2024

County: Sullivan
 Owner: DENTON HOYT H &
 Address: HWY 75 2144
 Parcel Number: 079 091.20
 Deeded Acreage: 2.1
 Calculated Acreage: 0
 Date of TDOT Imagery: 2019
 Date of Vexcel Imagery: 2023



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, 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.



- Blountville Conservation**
- District 6
 - Historic - Current
 - Historic - Original
 - Blountville Historic District
 - Piney Flats Historic Dist
 - Parcel Lines (20220325)
 - Bristol UGB
 - Kingsport UGB
- Current Zoning**
- A-1
 - A-2
 - A-5
 - AR
 - B-1
 - B-2
 - B-3
 - B-4
 - M-1
 - M-2
 - PBD-3
 - PBD/SC
 - PMD-1
 - PMD-2
 - R-1
 - R-2
 - R-2A
 - R-3
 - R-3A
 - R-3B

Address Data Source
 Sullivan County, TN
 Kingsport, TN GIS
 District, JC GIS
 Bristol, Bristol 911
 Conservation
Notice 2
 A tax map has no legal status or force of law. It is not to be used to establish boundary lines or to create or alter 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.

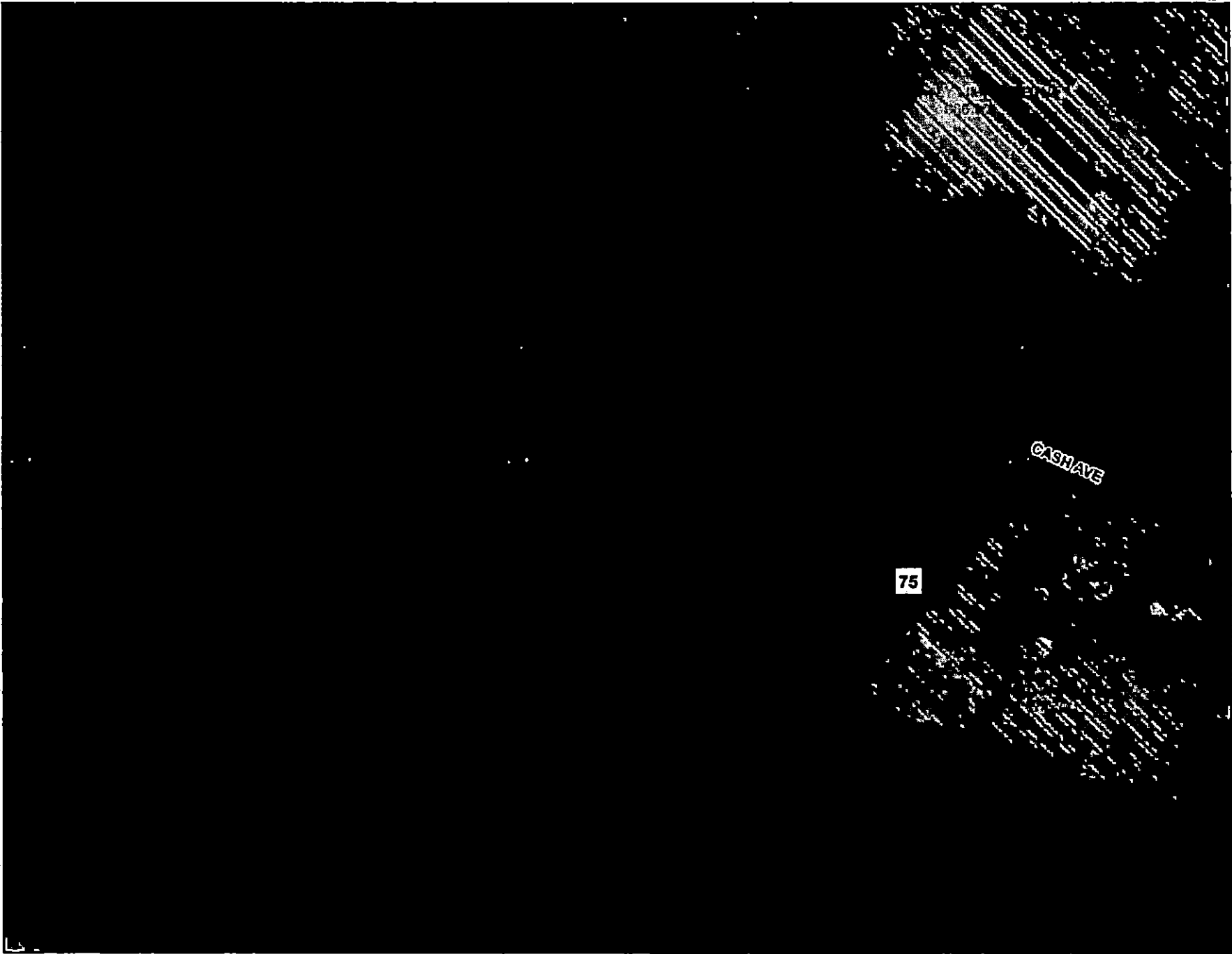


Sullivan County, TN
 Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2007
 02 PCT Annual Claims Flood Hazard
 Zone A - No Special Flood Hazard Determined
 Zone AE - Special Flood Hazard Determined

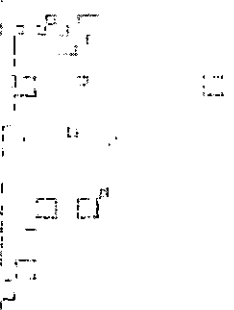


328



Address Data Source
 Sullivan County: Sul 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
- JC Sewer Lines
- JC Water Lines
- Thoroughfares**
- Arterial
- Lot Numbers
- Lot Lines / Parcel Hooks
- Parcel Numbers
- Parcel Owner Labels
- Parcel Lines
- Future Growth Areas**
- Commercial

Land Use Plan: 2006-2026

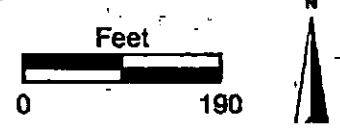
- Ag / Single Fam
- Res
- General
- Commercial
- Manufac-Light Ind
- Plan Manufac-Hvy
- Ind

329



Sullivan County, TN
 Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 1924
 Flood Insurance Rate Map (FIRM) 2224
 Zone A - 1% Base Flood (Median Return)
 Zone AE - 1% Base Flood (Median Return)
 1% FCT Annual Chance Flood Hazard
 100-Year Return Period Flood Hazard



SULLIVAN COUNTY

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



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NOTICE OF REZONING REQUEST

November 25, 2024

Dear Property Owner:

Please be advised that your adjacent landowner, Hoyt Denton, has requested his property located at 2144 and 2132 Hwy 75, Blountville, to be rezoned from **PMD-2 (Planned Manufacturing District -2)** to **PBD/SC (Planned Business/Shopping Center)** for the purpose of reducing setbacks and to bring existing storage buildings into conformance. The property tax ID is: Tax Map 079 Parcels 091.00 and 091.20. The following are the scheduled meeting dates for this request:

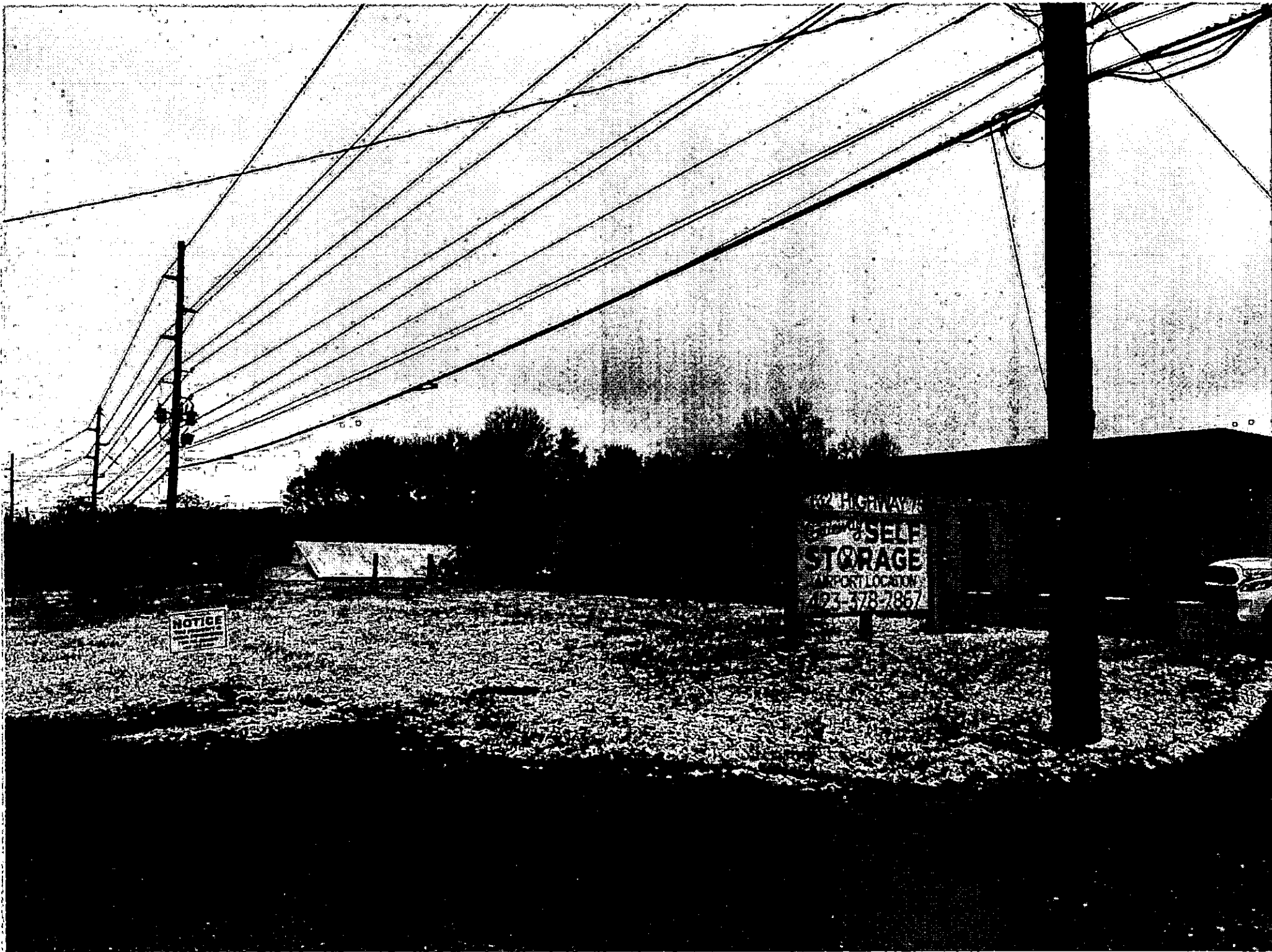
Sullivan County Regional Planning Commission – Tuesday, December 17, 2024 at 6:00PM
(to be held in the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville, 2nd Floor)

Sullivan County Commission's Work Session – Thursday, January 9, 2025 at 6:00 PM
(to be held in the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville, 2nd Floor)

Please let me know if you need any special assistance for these public meetings. The meetings are open to the general public and you are welcome to attend. If you have any questions or concerns on this request, please contact me. You may call, email or stop by our office during normal business hours. My email address is planning@sullivancountytn.gov or you may call me directly at 423.279.2603.

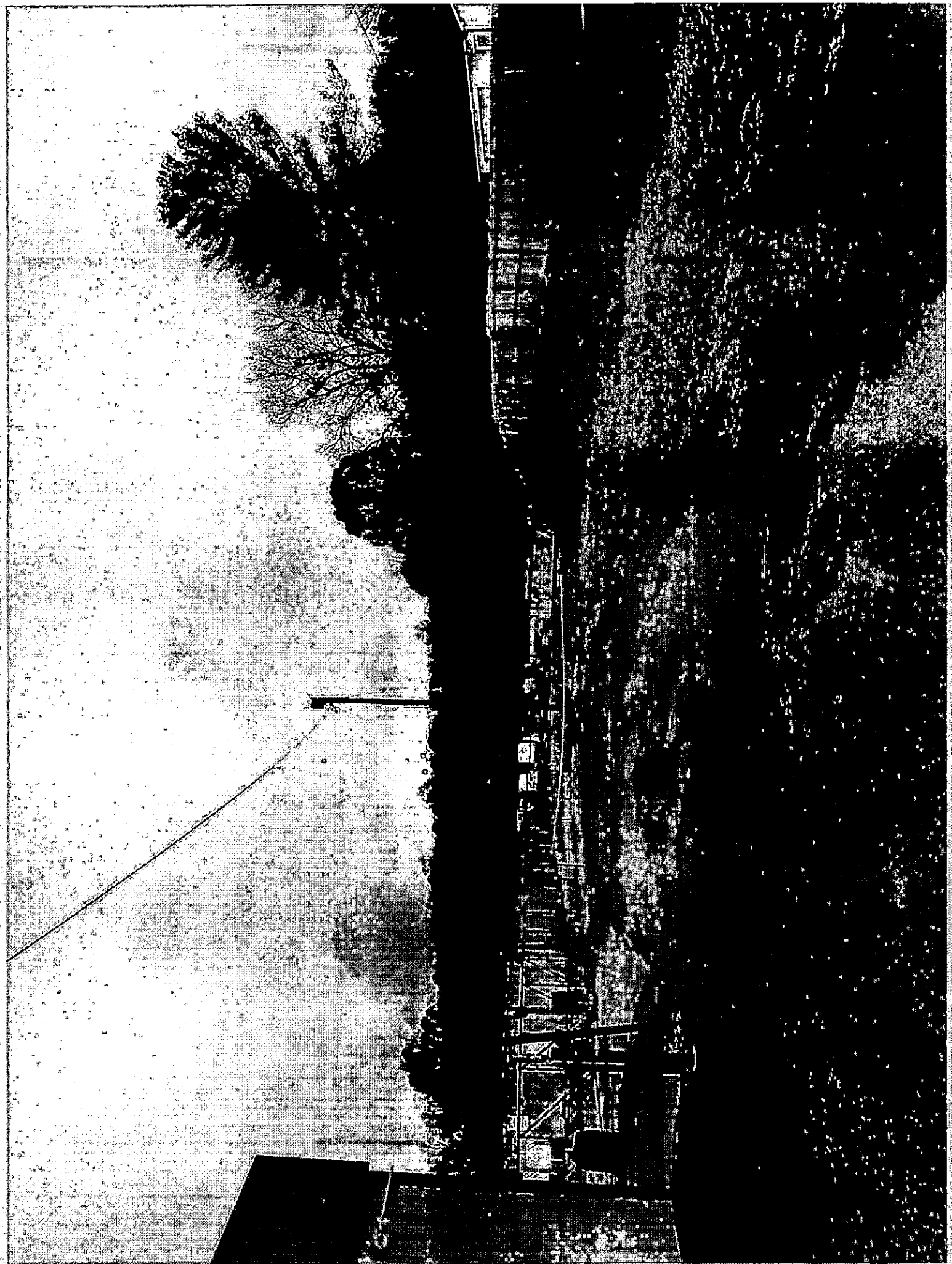
Regards,

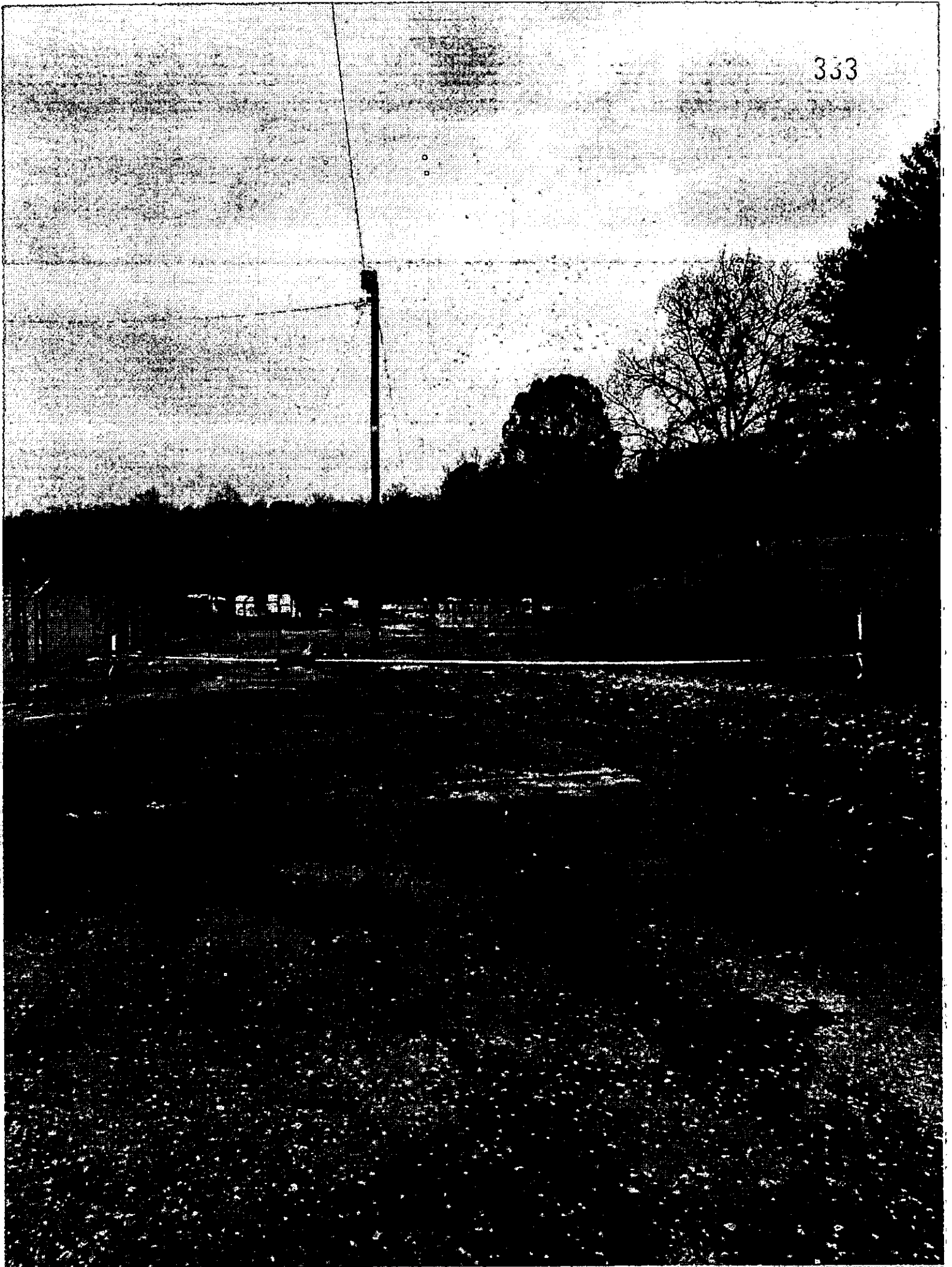
Ambre M. Torbett, AICP
Director of Planning & Community Development
Sullivan County Stormwater Coordinator



NOTICE
This property is for sale.
All offers must be in writing.
No cash offers. No time limit.
Call 404-378-7867 for more information.

1022 HIGHWAY 67
SELF STORAGE
REPORT LOCATION
404-378-7867





PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: September 16, 2024

Property Owner: ~~Coote Brown's Inc.~~ *Quitclaimed back to Anthony Vella on 12/30/2024*

Address: 2715 North Roan St., Johnson City, TN 37601

Phone number: 423-378-8856

Email: cwyvill@hdsdlaw.com

Property Identification

Tax Map: 069	Group:	Parcel: 147.05, 147.00 + 150.08
Zoning Map: 19	Zoning District: A-1	Proposed District: RRC
Property Location: 510 Sand Bar Rd. Bristol, TN 37620	Civil District: 1	Commission District: 1
Purpose of Rezoning: Use of property as a commercial lodge		

Meetings

Planning Commission:

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

Date: *12/17/2024* Time: 6:00 PM

Approved: _____ Denied:

County Commission:

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

Date: *1/9/2025* Time: 6:00 PM

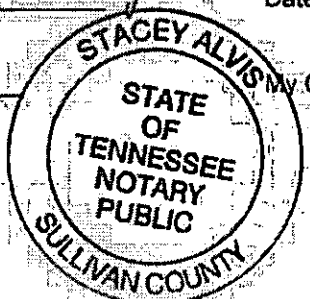
Approved: APPROVED 13 YES, 6 NO, 5 ABSENT Denied: _____

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: *Colin Wyvill* Attorney for Coote Brown's Inc. Date: *9-16-2024*

Notary Public: *Stacey Alvis* My Commission Expires: *3/2/27*



Agenda subject voting report

335
1/9/2025

Meeting name

Sullivan County Work Session January 9 2025

95 Rezoning Request
Vote

Description

Case 3 – Anthony Vella, 510 Sand Bar Rd., Bristol, 37620,
A-1 to RRC (Rural Retreat Cabin Development),
1st Commissioner District.

Chairman

Venable, Richard

Total vote result

Voting start time 7:12:36 PM
Voting stop time 7:13:13 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	13
Abstain	0
No	6
Total Present	19
Absent	5

Group voting result

Group	Yes	No	Absent
No group	13	6	0
Total result	13	6	0

Individual voting result

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

FINDINGS OF FACT—

Landowner:	Cootie Brown's Inc.
Applicants:	Anthony Vella, owner of Cootie Brown's Inc restaurants and rezoning request
Representative:	Colin Wyvill, Hunter Smith Davis Attorney at Law
Location:	510 Sand Bar Road, Bristol
Mailing Address of Owners:	2715 N. Roan Street, Johnson City (main Cootie Brown's restaurant)
Civil district of rezoning:	1 st
Commission District of rezoning:	1 st
Parcel ID:	Tax Map 069, Parcels 147.00, 147.10 & 150.08
Subdivision of Record:	n/a – if rezoned, lots will be combined
PC1101 Growth Boundary:	Sullivan County Rural Area
Existing Land Use:	Single Family home, river lot and separate lot with new River Retreat Lodge
Utility District:	South Fork Utility District
Public Sewer:	none – private on-site septic
Lot/Tract Acreage:	total acreage – 3.54 if combined
Flood Plain:	n/a
Existing Zoning:	R-1
Surrounding Zoning:	R-1,B-3, R-3
Proposed Zoning Request:	RRC – Rural Retreat Cabin Development
Surrounding Land Uses:	Single Family Residential, horse farm, agricultural
2006 Land Use Plan:	Agricultural/Open Space
Neighborhood Opposition:	yes, several emails and calls from adjacent neighbors

Staff Field Notes and Findings of Facts:

- The owner is requesting a rezoning of the three parcels from A-1, General Agricultural/Single Family Residential to RRC, Rural Retreat Cabin Development in order to bring the new Riverlife Lodge into zoning conformance.
- The applicant pulled a single-family residential building permit under his name and has recently quitclaimed the property into his business.
- The lodge has 7 guest rooms, 1 owner room, commercial kitchen and such. The adjacent lot has an existing single-family home that he owns also. The river lot will serve as access to the river for his guests.
- The RRC District requires a minimum lot size of 3 acres and allows for a such uses as a Use on Review by the Planning Commission.
- If the properties obtain rezoning approval, the site will need to be brought into conformance with buffering, screening, site plan approval by the Planning Commission, inspection by the State Fire Marshal and proof the septic system is sized properly for the change in use and occupancy.
- If the properties do not obtain rezoning approval, the property can be used for single family occupancy only. Short-term rental accommodations could also be permitted, so long as the lodge is rented for one family only at a time and not rented by the room.
- Staff inspected the site and installed the rezoning request signs at each parcel.
- Staff recommends against this rezoning request for the following Findings of Facts:
 - Does not conform with the Future Land Use Plan
 - Site is limited for guest parking based upon newly constructed pond, septic system area and existing dwelling
 - The river lot cannot be used for guest parking as it is split by a public road.

Meeting Notes at Planning Commission:

- Calvin Clifton asked staff if the home located on the proposed rezoning lot was already built out and if the proposed rezoning would be changing the use.
 - Staff responded that yes, the building on the proposed rezoning was already built out.
- Calvin Clifton asked staff if the building on the property was permitted as a single-family home.
 - Staff responded yes, the home was permitted as a single-family home when the building permit was issued.
- Steven Hobbs asked staff if the septic tank serving the home fit the lot.

- Staff responded that yes, according to the engineering the septic is suitable for the size of the home; however, TDEC permitted it as a single family residence and not a commercial lodge.
- Colin Wyvill (Legal Representation for Applicant) – 200 Rose Court, Kingsport
 - Wyvill stated that the property was initially built for friends and family use.
 - Wyvill stated that staff was invited to tour the interior of the home but were unable to attend due to short notice.
 - Wyvill stated that Vella had been contacted by state government officials and business executives to come and stay at the property as a lodge experience.
 - Wyvill stated that there are multiple short-term rentals in the area surrounding and on Sand Bar Rd as well as an AR zoning on Sand Bar Rd.
 - Wyvill stated that Vella's hope is to show people from all around the country what the South Holston River has to offer.
 - Wyvill stated that Vella wants to staff the professional kitchen and have a fully staffed bar when people are staying at the proposed lodge.
 - Wyvill stated that Vella wishes to contract with local fishing guides to take those staying at the proposed lodge down the river by shuttling from the proposed lodge to other river access locations.
 - Wyvill stated that Vella has no plans for a public road crossing to access the section of his property that fronts the river.
 - Wyvill stated that Vella is looking to rent the property out weekly at approximately \$18,000.
 - Wyvill stated that if the property is not rezoned, it will simply become a single family home rental and that Vella will not have the same level of control.
 - Wyvill stated that the property has 10 parking spaces on the front side and another 5 on the side.
 - Wyvill stated that there are 6 bedrooms and 1 bunkhouse that are all individually locking.
- Mary Rouse asked Wyvill that if when building, is it common practice to have a commercial kitchen placed in a single-family home?
 - Wyvill responded that when built, this home was intended to host large extended family, thus justifying the need for such a kitchen.
- Linda Brittenham asked Wyvill when the property was purchased.
 - Wyvill responded that the all the properties on Sand Bar Rd that Vella owns were purchased in 2007 from the Flick family as one purchase.
- Laura McMillan asked Wyvill if the proposed lodge rentals would be rented room by room or if the entire lodge would be rented at once.
 - Wyvill responded that the entire proposed lodge would be rented all at once.
- Laura McMillan asked staff to explain what prevents a regular short-term rental from being staffed?
 - Staff explained that according to state law that a single-family rental must be occupied only by one singular family and that once staffing occurs commercial operations being taking place on the property.
- Calvin Clifton asked of staff how many bedrooms are located in the home that is being proposed to be added to the proposed lodge property and what would prevent both homes from being rented as single-family rentals?
 - Staff responded that both structures may be rented out as single-family rentals.
- Anthony Vella (Applicant) – 494 Sand Bar Rd
 - Vella stated that he wanted it to be known that he is the only person in the area that mows and landscapes his own property and that he is a hard worker.
 - Vella stated that he designed and laid out the plans for the proposed lodge during covid.
 - Vella stated that he designed the kitchen to be a professional kitchen because he is a professional chef and he likes to cook as such.
 - Vella stated that the septic system installed has a grease trap and is "the most advanced" septic system in Sullivan County.
 - Vella stated that a company based out of Nashville would like to handle all bookings to professionals (executive style retreats) to fish, shop, and visit the casino in the area.
 - Vella stated that he recently had hosted a reunion at the proposed lodge with over 35 people and there were no parking issues.
 - Vella stated that there was so much opposition present because the proposed lodge is "so nice" and cannot understand why anyone would oppose progress.
 - Vella stated that he had put over 3 million dollars into the proposed lodge.

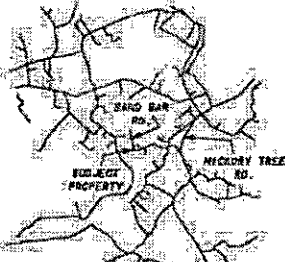
- Vella stated that some of the neighbors that were in opposition had asked to rent out the proposed lodge.
- Vella stated that he "could have taken the money and bought a place in Italy."
- Vella stated that he invited "anyone to come visit the property."
- Calvin Clifton asked Vella if he was understanding of the concerns that the Planning Commission had related to the spot zoning and the commercial activities.
 - Vella responded "No."
 - Vella stated that he placed the property in a 2-generation trust where it cannot be sold.
 - Vella further stated that he had a pond placed in the rear by local contractors.
 - Vella stated that he was drawn to the area after visiting many years ago and that he is "not originally from here, from Memphis."
- Opposition: Fred Leonard – 561 Sand Bar Rd
 - Leonard stated that his property is 50ft away from the proposed rezoning.
 - Leonard stated that he is a 5th generation owner of his property and that the proposed rezoning property was also in his family for generations before it was sold off.
 - Leonard stated that he lives here 3-6 months out of the year.
 - Leonard stated that 455ft of his riverfront property has waterfalls across the river and that he has concerns about adults and children trespassing to see the river or the horses that are around his property.
 - Lack of security/privacy fencing and liability were concerns of Leonard.
 - Leonard stated that Vella has two sides of his personality and that he aims to get what he wants.
 - Leonard stated that there is no room for commercial and lodging traffic.
 - Leonard stated that Vella supposedly told neighbors that he "will" purchase Leonard's property either from Leonard or from his heirs.
- Opposition: Carolyn Ferrell – 256 Steelescreek Park Rd
 - Owner of 388 Sand Bar Rd property
 - Ferrell stated that Sand Bar Rd is narrow and in unsafe driving condition.
 - Furthermore, Ferrell wanted to know that if this rezoning is approved, are there going to be more funds appropriated to improve the road conditions and safety.
 - Ferrell stated that the proposed rezoning would negatively impact those living in the community.
 - Ferrell stated that protection on the river is a necessity and that the study that was conducted by the Planning and Codes department needs to be revisited.
- Opposition: Patrick Fulkrod – 1084 Aberlea Valley Rd, Piney Flats
 - Owner of 290 Sand Bar Rd.
 - Zoned AR and paid 2 million dollars for the property to "play by the rules."
 - Fulkrod stated that he is a fishing guide on the South Holston River and as such feels he is qualified to comment on the state of the river. Fulkrod stated that more fishermen on the river isn't sustainable for the health of the river or the fish populations that reside in the river. More growth and pressure from a lodge isn't a good thing.
- Opposition: Marcia Bays – 378 Sand Bar Rd
 - Bays stated that her property on Sand Bar Rd has been in the family for many years.
 - Bays stated that she had concerns about traffic on the dead-end road, noise coming from the proposed lodge, trespassing fishermen, and the increase of traffic possibly having an impact on the church.
 - Bays stated that there are already utility issues, including electrical outages and that the increased water and electrical usage would not be supported by the current state of provided utilities.
- Opposition: Regina Kilgore – 382 Sand Bar Rd
 - Kilgore stated that she had concerns about the narrowness of Sand Bar Rd that has children and small animals present.
 - Kilgore stated that she had concerns about the consumption of liquor and potential for over-consumption.
 - Kilgore stated that during the construction of Vella's proposed lodge that the road was "torn up."
 - Kilgore stated that she has concerns about the ability of the infrastructure to support the increase in traffic.
 - Kilgore stated that "All neighbors are in agreement and I speak on their behalf in opposing."
- Opposition: Melinda Upchurch – 331 East Park Rd, North Carolina
 - Upchurch stated that her daughter lives at 400 Sand Bar Rd with small children.
 - Upchurch stated that if the road were to get any wider to accommodate the increase in traffic and improve safety that it would require taking what is already limited property on Sand Bar Rd.

- Upchurch stated that Sand Bar Rd is very curvy and that the consumption of liquor makes it even more unsafe.
- Upchurch stated that she doesn't want to have increased noise by commercial activity in a residential/agricultural area.

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- Upchurch stated that "if we continue to develop farm land, there will be none left."

- Anthony Vella returned to address the Planning Commission in response to the opposition.
- Vella stated that with companies like VRBO or Air BnB, people will bring their own liquor, saying "They can bring 10 piles of Jack Daniels."
 - Vella stated he wishes to have bartenders staffed to prevent over-consumption.
- Vella stated that more utility services were provided when he was constructing the proposed lodge.
- Vella stated that there is a trucking company that operates on Sand Bar Rd and that most of the traffic concerns are caused by their operations. Vella stated his property is not to blame because it is at a dead end.
- Vella stated that his application for a liquor license is pending and that he will not be serving to the public or having an open restaurant.
- Vella again invited everyone to come and view the property.
- Linda Brittenham stated that her major concern was spot zoning.
- Calvin Clifton asked what is Vella talking about with a trucking company being located on Sand Bar Rd.
 - Staff responded to Clifton that they were unaware and that they will look into it, but the zoning map does not have any commercial property on Sand Bar Rd.
- Linda Brittenham urged the Planning Commission to warnings from the Sullivan County attorney about the legal ramifications of approving a spot zoning.
 - Calvin Clifton seconded the statement made by Linda Brittenham.
- The Planning Commission asked Anthony Vella if he built the proposed lodge with the intention of it being a lodge or if the decision to try and rezone to open a lodge was made in hindsight after construction.
 - Vella responded that he saw the opportunity to open a lodge when he built it, not in hindsight.
- Mary Rouse made a motion to forward an *unfavorable recommendation* on to Sullivan County Commission on the basis of this being considered a spot zoning. Mary Ann Hager seconded the motion by Mary Rouse. The motion carried unanimously.



LOCATION MAP - ITS

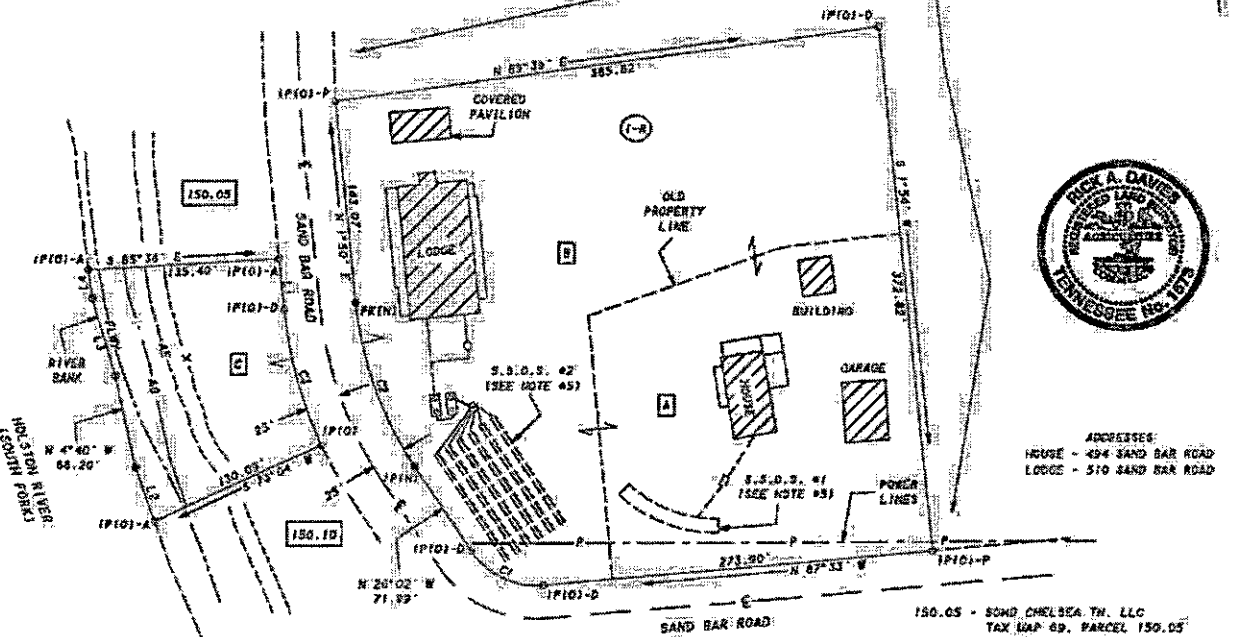
- NOTE #1: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, MAY NOT INCLUDE ALL EASEMENTS, SERVITUDES AND COVENANTS THAT SUCH A REPORT MIGHT REVEAL.
- NOTE #2: THE PORTION OF THE COMBINED PARCEL AS SHOWN ON THE WESTERLY SIDE OF SAND BAR ROAD IS SUBJECT TO FLOODING. SPECIAL FLOOD HAZARD ZONES "AC" AND "X" - REFERENCE FLOOD INSURANCE RATE MAP #7163C0110 - EFFECTIVE DATE SEPTEMBER 29, 2006. FLOODWAY AND SPECIAL FLOOD HAZARD ZONE BOUNDARIES AS SHOWN WERE DOWNLOADED FROM THE F.E.M.A. FLOOD HAZARD LAYER SITE AND OVERLAIN ON DRAWING.
- NOTE #3: THE PORTION OF THE COMBINED PARCEL AS SHOWN ON THE EASTERLY SIDE OF SAND BAR ROAD IS NOT SUBJECT TO A SPECIAL FLOOD HAZARD ZONE - REFERENCE ZONE "X" ON FLOOD INSURANCE RATE MAP #7163C0110 - EFFECTIVE DATE SEPTEMBER 29, 2006.
- NOTE #4: THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STORMWATER EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER ON THAT WHICH MAY BE REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION.
- NOTE #5: ANY FUTURE CONSTRUCTION MUST COMPLY WITH BUILDING RESTRICTIONS OF THE SULLIVAN COUNTY ZONING RESOLUTION IN EFFECT AT THE TIME OF SAID CONSTRUCTION.
- NOTE #6: THE SIZE AND LOCATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM #1 SERVING THE HOUSE AS SHOWN IS BASED ON A.S.D.S. PERMIT ON FILE AT THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION OFFICE APPLICANT: DON FLICK DATE: 1-13-29-83.
- NOTE #7: THE SIZE AND LOCATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM #2 SERVING THE LODGE AS SHOWN IS BASED ON AN S.S.D.S. PERMIT ON FILE AT THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION OFFICE APPLICANT: TONY VELLA DATE: 4-23-21.

- NOTE #8: THE HOUSE AND LODGE AS SHOWN ARE ALREADY SUPPLIED WITH PUBLIC UTILITIES, INCLUDING ELECTRIC POWER AND WATER.
- NOTE #9: A MINIMUM TWENTY-FIVE (25) FOOT PERMANENT UNDISTURBED BUFFER SHALL BE PROVIDED FROM THE TOP OF BANK ALONG BOTH SIDES OF STREAMS OR WATER OF THE STATE EXCEPT AS NECESSARY FOR THE CROSSING OF THE STREAM FOR INSTALLATION OF UTILITIES, DEVELOPMENT OF ROADS, OR CONSTRUCTION OF OUTFALLS FOR STORMWATER FACILITIES, RELATED DRAINAGE IMPROVEMENTS AND FOR REMOVAL OF INVASIVE SPECIES TO ENHANCE THE EXISTING BUFFER. THESE UTILITY, ROAD, AND STORMWATER OUTFALL DISTURBANCES SHALL BE DESIGNED TO MINIMIZE DISTURBANCE AND IMPACT THE STREAM AND ITS BUFFERS.
- ANY DISTURBANCE TO A STREAM OR WETLAND REQUIRES AN AQUATIC RESOURCE ALTERATION PERMIT THROUGH THE STATE OF TENNESSEE. DURING CONSTRUCTION A 30 FOOT AVERAGE 125 FOOT WIDEST UNDISTURBED BUFFER OR EQUIVALENT MEASURES SHALL BE PROVIDED FROM THE TOP OF THE STREAM BANK. IF THE STREAM IS DILUTION OR STAGNANT HABITAT SURVIVES OR AN EXCEPTIONAL PART OF THE STATE, THE UNDISTURBED BUFFER DURING CONSTRUCTION IS INCREASED TO A 60 FOOT AVERAGE 120 FOOT WIDEST, OR EQUIVALENT MEASURES.
- REFERENCE ARTICLE VIII, SECTION 103; SUBSECTION 4-102.9 OF THE SULLIVAN COUNTY ZONING REGULATION.

CURVE	ARC LENGTH	RADIUS	CHORD
C 1	29.07'	54.87'	S 56°42' W 56.23'
C 2	124.02'	255.00'	N 121°05' W 122.50'
C 3	89.37'	305.00'	E 7°37' E 98.91'

LINE	BEARING	DISTANCE
L 1	S 1°41' W	15.83'
L 2	N 11°49' W	40.42'
L 3	N 8°49' W	57.04'
L 4	N 0°32' W	20.25'

BRENDA SUE LEONARD
TAX MAP 69, PARCEL 145.00
WELL BOOK 144, PAGE 251
ZONE: A-1



ADDRESSES:
HOUSE - 494 SAND BAR ROAD
LODGE - 510 SAND BAR ROAD

- LEGEND
- IP101 - 5/8" INCH REBAR (OLD)
 - IP101-D - 1/2" INCH REBAR (OLD) - CAP "DAVIES SURVEYING"
 - IP101-P - 1/2" INCH REBAR (OLD) - CAP "PHILLIPS"
 - IP101-A - 5/8" INCH REBAR (OLD) - CAP "ALLEY AND ASSOCIATES"
 - IP101 - 1/2" INCH REBAR (NEW) - CAP "DAVIES SURVEYING"
 - PNT - P-K NAIL (NEW)
 - FLY - FLOODWAY - SEE NOTE #2
 - AE - SPECIAL FLOOD HAZARD ZONE "AE" - SEE NOTE #2
 - X - SPECIAL FLOOD HAZARD ZONE "X" - SEE NOTE #2
 - 25 - AQUATIC BUFFER - SEE #7

"I HEREBY CERTIFY THAT THIS IS A CATEGORY '1' SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1" = 16,800" AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE."

RIK A. DAVIES - SURVEYOR
TENN. REG. NO. 1572



SULLIVAN COUNTY REGIONAL PLANNING COMMISSION

Subdivision Name: VELLA PROPERTY - SAND BAR ROAD - RESUBDIVISION
Owner: COOTIE BREWERS, INC.
Surveyor: RICK A. DAVIES Civil District: 1
Total Acres: 3.54 Total Lots: 1 Closure Error: 1"/16,800"
Scale: 1" = 60' Zone: 1

CERTIFICATE OF OWNERSHIP AND DEDICATION
I hereby certify that I own five and six eighths (5 6/8) of the property shown and described herein and that I own the right of dedication with my heirs and assigns, subject to the common law restrictions of the doctrine of reversion, alienation, waste, and other open claims to public in private use or title.

CERTIFICATE OF ACCURACY

I hereby certify that this plat shows and contains herein in a true and correct manner the boundaries shown on the Sullivan County Special Planning Commission plat and that the boundaries have been placed on the ground in accordance with the plat and the measurements thereon.

CERTIFICATE OF THE APPROVAL OF STREAMS

I hereby certify that this plat shows and contains herein in a true and correct manner the boundaries shown on the Sullivan County Special Planning Commission plat and that the boundaries have been placed on the ground in accordance with the plat and the measurements thereon.

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I hereby certify that this plat shows and contains herein in a true and correct manner the boundaries shown on the Sullivan County Special Planning Commission plat and that the boundaries have been placed on the ground in accordance with the plat and the measurements thereon.

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I hereby certify that this plat shows and contains herein in a true and correct manner the boundaries shown on the Sullivan County Special Planning Commission plat and that the boundaries have been placed on the ground in accordance with the plat and the measurements thereon.

CERTIFICATE OF THE APPROVAL FOR #11 ADDRESSING ASSIGNMENT

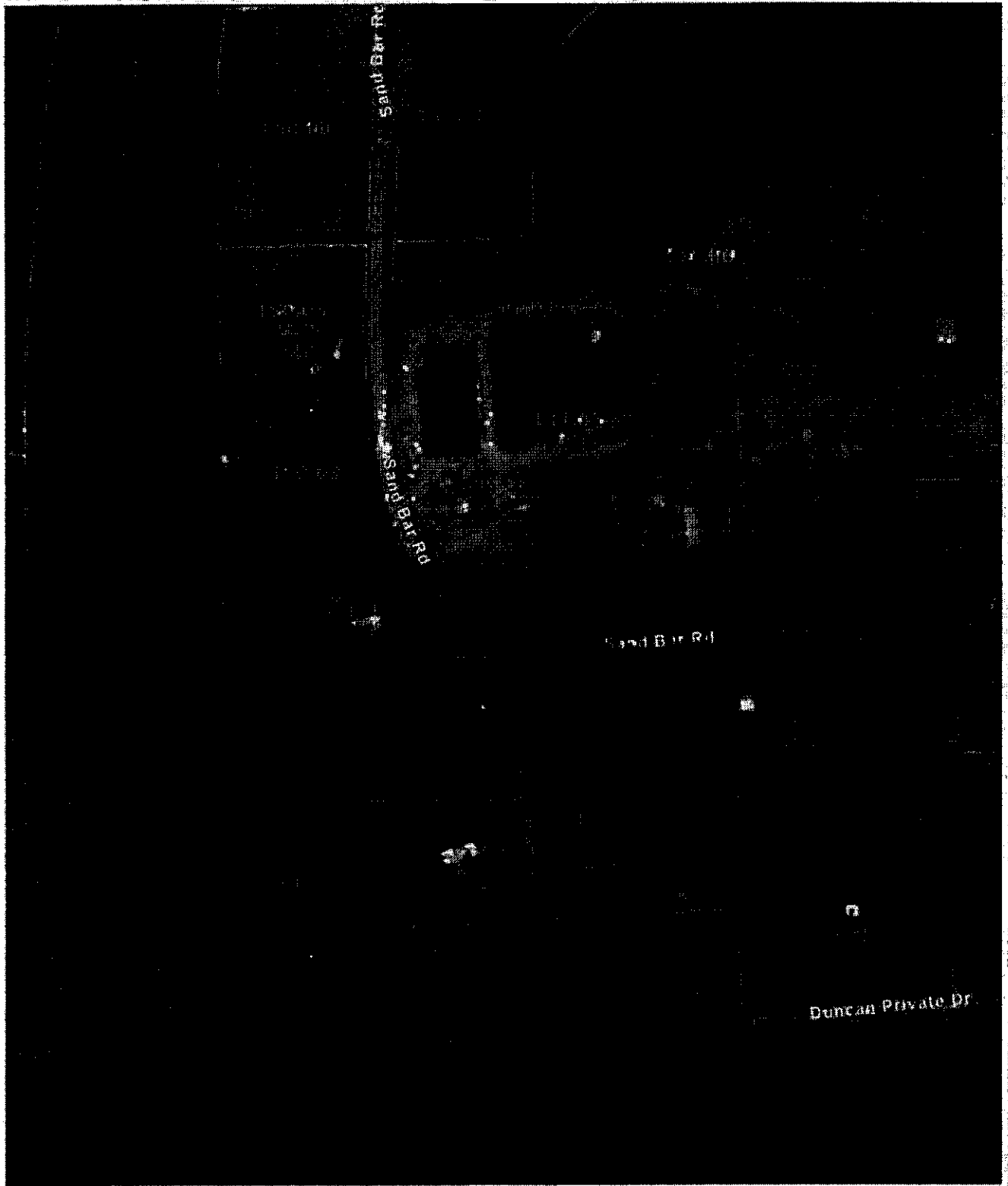
I hereby certify that the addresses, as noted on the plat, are approved as indicated.

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that this subdivision plat shows herein in a true and correct manner the boundaries shown on the Sullivan County Special Planning Commission plat and that the boundaries have been placed on the ground in accordance with the plat and the measurements thereon.

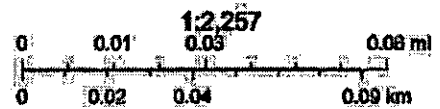
- 1-R - A - TAX MAP 69, PARCEL 147.00
LOT 1, ANTHONY AND CHRISTINA VELLA PROPERTY - SAND BAR ROAD
DEED BOOK 3522, PAGE 822
PLAT BOOK 9, PAGE 202
- B - TAX MAP 69, PARCEL 147.00
LOT 2-B, VELLA PROPERTY - SAND BAR ROAD - RESUBDIVISION
DEED BOOK 3623, PAGE 822
PLAT BOOK 37, PAGE 417
- C - TAX MAP 69, PARCEL 150.08
LOT 3, RESUBDIVISION OF LOT 2, FLICK LOTS - SAND BAR ROAD
DEED BOOK 3160, PAGE 935
PLAT BOOK 9, PAGE 188

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Date: November 21, 2024

County: Sullivan
 Owner: COOTIE BROWN'S INC
 Address: SAND BAR RD 525
 Parcel Number: 069 150.08
 Deeded Acreage: 0.47
 Calculated Acreage: 0
 Date of TDOT Imagery: 2019
 Date of Vexcel Imagery: 2023



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METU/MASA, 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.



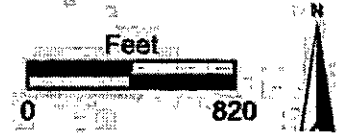
Address Data Source
 Sullivan County: Sull Co 911
 Kingsport: Kpt GIS
 Johnson City: JC GIS
 Bristol: Bristol 911

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.

- Buildings
- County Line
- Thoroughfares:**
 - Collector
 - Lot Numbers
 - Lot Lines / Parcel Hooks
 - Parcel Acres
 - Parcel Numbers
 - Parcel Owner Labels
- Parcel Lines
- Current Zoning**
 - A-1
 - AR 342
 - B-3 342
 - Water



Sullivan County, TN
 Planning and Codes Dept.



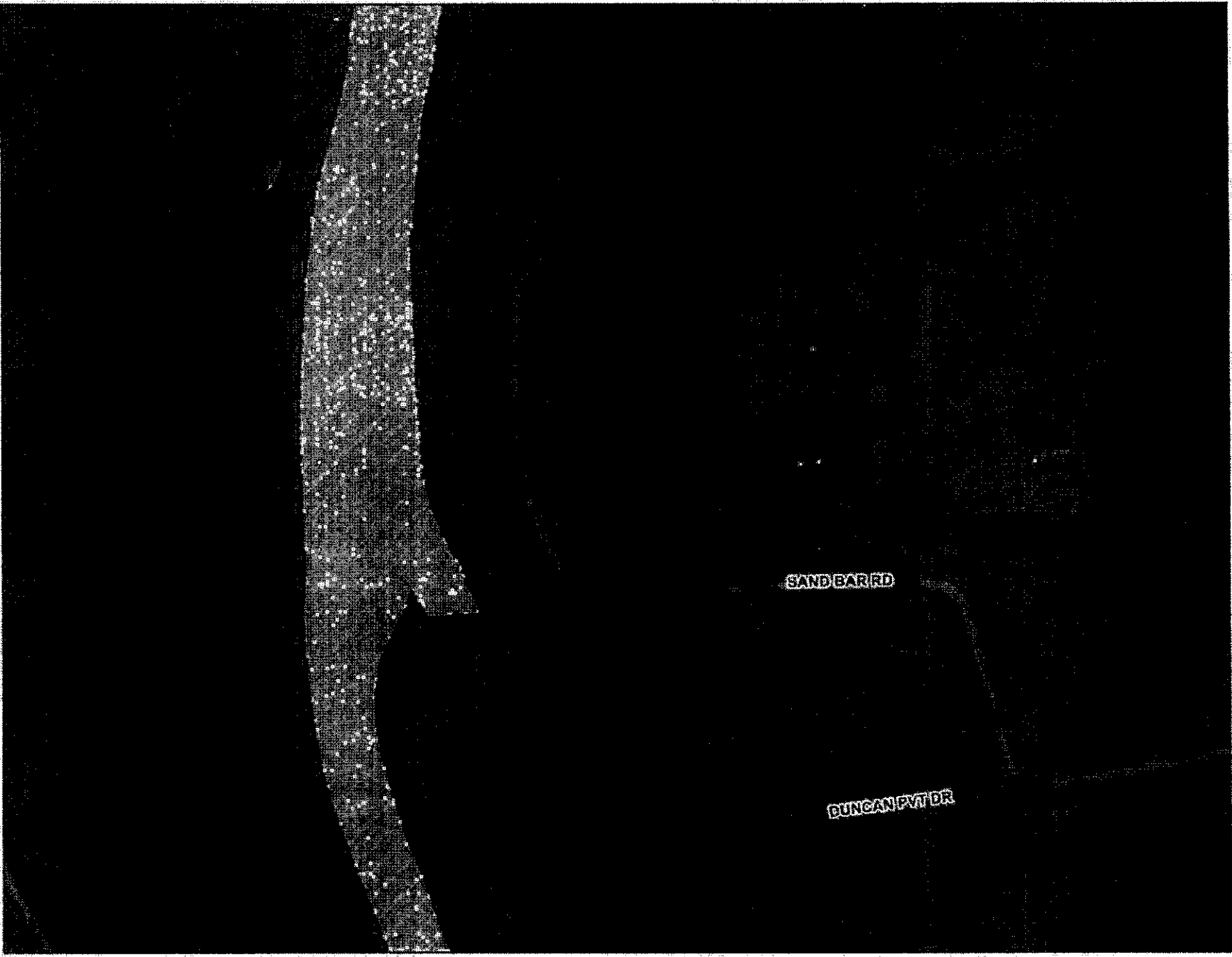
2015 - Aerial Image
 2018 - Aerial Image

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.



343

- County Line
- Lot Numbers
- Lot Lines / Parcel Hooks
- Parcel Numbers
- Parcel Owner Labels

- Parcel Lines
- Land Use Plan: 2006-2028

- Ag / Single Fam Res
- Ag / Open Space



Sullivan County, TN
Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2024
Flood Insurance Rate Map (FIRM) 2024
Zone A - No Base Flood Elevation Determined
Zone AE - Base Flood Elevation Determined
Special Flood Hazard Area
Floodway Area in Zone AE



Ambre Torbett

From: Carolyn Ferrell <csferrell1@gmail.com>
Sent: Tuesday, December 17, 2024 2:10 PM
To: Ambre Torbett
Subject: **EXTERNAL**December 17, 2024 Zoning Meeting
Attachments: Sullivan County Planning and Codes Department 12 17 24.docx

*** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email ***

Ms. Torbett,

Attached please find my letter regarding this evening's rezoning efforts of 510 and 525 Sand Bar Road.

I appreciate your and the Committee's consideration on this matter.

Thank you,

Carolyn Ferrell

Carolyn S. Ferrell
256 Steele Creek Park Road
Bristol, TN 37620
Telephone: (423) 612-4326
E-Mail: csferrell1@gmail.com

Ms. Ambre Torbett
SULLIVAN COUNTY PLANNING AND CODES DEPARTMENT
3425 Highway 126
Blountville, TN 37617

RE: Rezoning of property 510 and 525 Sand Bar Road, Bristol, TN 37620 to RC Zoning

Dear Ms. Torbett and Planning Commissioners:

Although I did not receive a letter from Sullivan County, I own property at 388 Sand Bar Road, and I have been given a copy of the above referenced rezoning request by other property owners. I have serious concerns about this rezoning effort which I will outline below:

1. Sand Bar Road is a narrow, dead-end road which barely accommodates the traffic that is currently using it. There is already a trucking company that has been established on this road within the last two years or so that has already made the road dangerous for other traffic as well as pedestrians and children. Adding additional traffic to this already dangerous situation is a recipe for disaster.
2. The road is currently NOT in good repair. Extra traffic on this road will make this situation even worse. Will there be funds laid aside to widen and repave/repair this road? Will the cliff, located at the top of a steep hill, be protected by guard rails?
3. There is a concern that the current infrastructure will not support additional water and electricity usage. The current demand with the growing population of this small community and its aging infrastructure will be an issue to be dealt with sooner than later.
4. Hunters and fishermen already encroach on the current landowner's personal property. This area is a small community, and the proposed RC Zoning will not help this matter.

In short, this proposed rezoning on Sand Bar Road will negatively impact the hardworking citizens who either they, or their heirs, have enjoyed peace and tranquility for decades.

It was discussed in a recent Sullivan County Commission meeting, and I agree, that our Sullivan County Planning and Codes Department and our Sullivan County Commissioners should consider placing a moratorium on any future rezoning of property around the South Holston River, and they should conduct a conservation focus study regarding the land around the South Holston River.

Thank you very much for your time and attention to this matter.

Kind Regards,

Carolyn S. Ferrell

Ambre Torbett

From: Gary Davies <gary@capeam.com>
Sent: Tuesday, December 17, 2024 1:22 PM
To: Ambre Torbett
Cc: Fred Leonard; William S. Nunnally; G. Kirkland Hardyman; Natalie Kutcher
Subject: **EXTERNAL** Proposed Rezoning on Sand Bar Road

*** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email ***

Dear Ms. Torbett:

Thank you for the notice of rezoning of our neighbor's property, directly behind and adjacent to our home on Sand Bar Road. Please accept this email as written notification of our objection to the requested rezoning application filed by Cootie Browns, Inc. We strongly oppose the rezoning and respectfully request the opportunity to find an alternative solution to the applicant's current request. Neighborhoods and communities are like beautiful tapestries, tightly woven thread by thread. A simple rezoning, adverse and detrimental to that fragile fabric can cause it to unravel in ways unforeseen. There is no going back, much like toothpaste, once it's out of the tube it can never be put back. We respectfully ask the commission to protect what we all cherish in this great community and preserve what we can never recreate.

Respectfully yours,
The Davies Family
531 Sand Bar Road

Gary J. Davies
CAPE Asset Management, LLC
3735 Beam Road, Suite B
Charlotte, NC 28217
gary@capeam.com
704-496-7120 Direct | 704-831-5972 Fax
www.capeam.com

December 16, 2024

Ambre Torbett
Sullivan County Planning and Codes Department
3425 Highway 126
Blountville, TN 37617

Re: Rezoning of property 510 and 525 Sand Bar Rd, Bristol, TN 37620

We would like to address concerns regarding the rezoning of the above referenced property on Sand Bar Rd. from A-1 (General Agricultural/Single Family Residential) to R-RC (Rural Retreat Cabin Development) for the purpose of bringing the newly constructed commercial guest lodge into zoning conformance.

Our concerns are as follows:

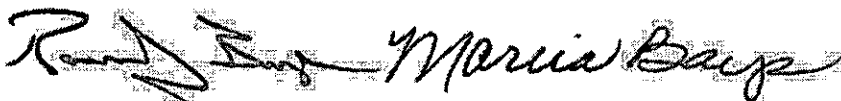
1. When the Sullivan County Planning and Codes Department was asked why a lodge was allowed to be constructed in a residential area, Luke Meade advised that the owner had told them it was an employee retreat (not a commercial lodge).
2. Sand Bar Road is a narrow road and there is already a traffic issue. It is also a dead end road. Alcoholic beverages served on the premises could result in a guest causing a traffic accident. There is a rock quarry at the top of the hill on Sand Bar Road with only a few feet from the road to a fatal drop off. There are no guard rails.
3. Noise from parties could impede on our right to peaceful enjoyment in a rural residential area.
4. In the past, hunters and fishermen have trespassed on neighboring properties. The concern is that some guests may attempt to trespass and prevent us from safely enjoying our property.
5. Infrastructure other than road concerns are water and electricity. Has a study been conducted to assess whether the existing infrastructure can support a commercial lodge (retreat) without affecting the residents of Sand Bar Road?

Thank you for taking these concerns under consideration. We look forward to hearing how you can help in resolving these issues.

Sincerely yours,

Randy and Marcia Bays

378 Sand Bar Rd. Bristol, TN 37620



Ambre Torbett

From: Fred Leonard <fwleonard@gmail.com>
Sent: Tuesday, December 17, 2024 4:48 PM
To: Ambre Torbett
Subject: **EXTERNAL**Re: **EXTERNAL**Property setbacks for proposed rezoning of 510 and 525 Sand Bar Rd

*** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email ***

Thanks

On Tue, Dec 17, 2024 at 4:20 PM Ambre Torbett <planning@sullivancountytn.gov> wrote:

Mr. Leonard,

All good questions. The 7 bedroom single family home met the zoning requirements for setbacks for A-1 zoning, being 30 feet from front and rear property line and 12 feet from sides.

Should the rezoning get approved by the County Commission, the site plan details will need to be addressed to conform with the RRC district. I have no building permit on file for the pavilion.

Ambre M. Torbett, AICP

Director of Planning & Community Development

Stormwater Administrator

Sullivan County, Tennessee

Planning & Codes Department

3425 Hwy.126 | Historic Snow House

Blountville, TN 37617

Desk: 423.279.2603 | Main: 423.323.6440

From: Fred Leonard <fwleonard@gmail.com>
Sent: Tuesday, December 17, 2024 3:38 PM
To: Ambre Torbett <planning@sullivancountytn.gov>
Subject: **EXTERNAL**Property setbacks for proposed rezoning of 510 and 525 Sand Bar Rd

***** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email *****

Dear Ms Torbett,

In reviewing the surveyor's plat/report on the subject properties and the outline of structures on them, the drawn boundaries, and the unidentified/shown neighbors' boundary lines has raised some concerns that I hope you can address.

Specifically:

Please clarify what the required offsets from Sand Bar Rd and from neighbors property for the pavilion, the paved parking lot and the septic field are for the existing and proposed zoning requirements.

Please confirm that the required property offsets for the existing and the proposed zoning regulations shown on the surveyor's plat are in compliance with requirements

Shouldn't Cootie Browns' wooden fences and the lawn areas cultivated by CB that may cross adjoining neighbors' property be shown on the plat so that neighbors can be informed of boundary line conflicts?

Thanks for your assistance with these concerns and requests.

Frederick W. Leonard

561 Sand Bar Rd

Bristol, TN 37620

410.371.9647

fwleonard@gmail.com

Ambre Torbett

From: Fred Leonard <fwleonard@gmail.com>
Sent: Monday, December 16, 2024 11:45 AM
To: Ambre Torbett
Subject: **EXTERNAL**Request for Rezoning of property at 510 and 525 Sand Bar Road

*** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email ***

Good morning Ms Torbett,

Thanks for your fast response to my earlier email, and on a weekend yet.

Please excuse my earlier informality in using your first name only. I understand that these communications are public documents and more formality is warranted.

Recognizing that timing is short and that you have a lot of demands on your time I will briefly summarize my hopes and concerns that are also shared by my neighbors (land owners of Sand Bar Road properties), some of which border the subject parcels. I will follow each with relevant background information.

But first we want you to understand about bit about the nature and characteristics of this community - we are more than abstract parcels on a map. I want to let you know where I understand many in the Sand Bar Road community are coming from and to tell you our concerns and opposition to the subject proposed rezoning.

My property at 561 Sand Bar Road (located 50' from the subject property) is my childhood home, and now my retirement home. My land has been my maternal family's home since the mid-1880s, possibly the even earlier. I am the 5th generation of my family and I hope there might be a 6th or 7th generation of my bloodline to live here among these good people, my neighbors, who might be distant cousins.

Many of my neighbors on Sand Bar Road also live on their ancestral property, some of us were schoolmates over 70 years ago, and some are the children and grandchildren and grandchildren of my former classmates. We live here now because we are drawn to be here by love of this place with its natural beauty, its river valley views, its ambiance of tranquility, and the sense of being at home. I want my ashes to be spread on this land and in the river so that my remains may become one with this place and some part of me may make its way to the great sea.

There are more recent neighbors here who are not from around here, but who sought and bought a place here because it is the way that this place it is. Then, I have a neighbor who came here with a different aim, not for the ambiance, but to "develop" the land, which he quickly began doing. Unfortunately, my front door and front porch now face the developer's recently completed 2 story lodge (about 145 yards away).

Historically I enjoyed sitting out front to watch the summer sunset over the ridge across the river, and listening to the sounds of silence (the waterfall on across the river, spring peepers, katydids. But now, all year the lodge's outdoor lighting always dims the stars of the night sky, and now he seeks to

attract and host outdoor diners whose voices will compete with the sounds of the waterfall and the spring peepers. I do not want this. Who would? Would you?

I request your and the relevant agencies consideration of the following requests:

1. A delay in the Planning Commission's consideration of the subject rezoning request until we and the public receives and has time to review your department's report to the Planning Commission. We request one month after we receive the information to review and respond to your background information.

I cannot adequately prepare and responsibly provide comments to the December 17 Planning Commission Meeting until sufficient information is provided to us by your office and we have time to process it.

2. A direct mailing of relevant information on the subject rezoning to each residence on Sand Bar Rd at least three weeks prior to a Planning Commission Meeting on the subject.

I feel that the public and private notification of Sand Bar Rd residents regarding the request for rezoning has been inadequate, and there appears to be little knowledge of and about the meeting by our neighbors.

An open and transparent process for all parties concerned and we feel that the process thus far has not met that requirement.

4. The proposed rezoning of the subject parcels to be discussed in the context of the century old residential neighborhood in which it is located; public awareness of the developers stated aim of developing additional neighboring parcels; such business zoning could be the beginning of Gatlinburg on the SOHO; and the existing lodge alone on the subject rezoned parcel would radically destroy the ambiance of the neighborhood.

The information on the subject rezoning request that we have been given appears to focus on the three subject parcels in the request for rezoning (which we have not seen), as if it were plans for a green field on Sand Bar Rd. In fact it is for a completed lodge with 8 bedrooms, a commercial kitchen, a completely furnished bar room and completed parking lot, apparently ready of operation. It is also a proposed business in the midst of a century old residential neighborhood.

Reportedly, the developer requested a liquor license from the state before requesting either a building permit for a lodge or a business zoning from Sullivan County. I doubt that a lodge would ever have been approved to be constructed if he had followed the permitting process.

Is it easier to get forgiveness than permission from Sullivan County Planning and Zoning?
Is this a process and example Sullivan County wants to approve and encourage?

5. To be informed of the overall governmental processes for acting upon such a request, such as links to relevant Sullivan County's websites.

6. That it be explicitly stated to us which agencies will participate in the rezoning decision-making process, and how the various processes work together. No doubt your department plays a key role in pulling the available information together for everyone, but we neighborhood residents will not have opportunity to review and respond to your data/information prior to next Tuesday's Planning Commission meeting.

7. That the Sullivan County officials involved in decision-making in regards to the subject rezoning request come out and visit the site, request a tour of it, and get a feel of the community before making and rendering a decision about it.

I want our comments on the subject rezoning request to address the values and objectives of the government agencies receiving them. And I want to better understand the processes used in their deliberations so that in my comments on the subject rezoning request I can specifically address their interests and concerns as well as express my own.

Unfortunately, my neighbors and I are having difficulty finding such information about the relevant review agencies on any of the county's websites. Can you help us with this?

We think that all interested and relevant county departments and Sand Bar Rd residents involved in to this matter want a transparent and open process in these deliberations. Sadly, based on the history of the last 2-3 years it appears to me that the business developer requesting the rezoning has shown little valuing of openness and transparency with neighbors and Sullivan County officials.

Your and the relevant agencies consideration of this request for a pause in proceedings will be appreciated.

Sincerely,

Frederick W. Leonard
561 Sand Bar Rd
410.371.9647
Fwleonard@gmail.com

This Instrument Was Prepared By:
HUNTER, SMITH & DAVIS, LLP
 Attorneys At Law, P. O. Box 3740, Kingsport, Tennessee 37664

QUITCLAIM DEED

THIS QUITCLAIM DEED made and entered into as of this 30th day of December, 2024, by and between Cootle Brown's Inc., Party of the First Part, and, Anthony F. Vella, Party of the Second Part:

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part by these presents does grant, transfer, quitclaim and convey unto the Party of the Second Part, its successors and assigns, all of his right, title and interest in and to the following described property:

SITUATE, lying and being in the First (1st) Civil District of SULLIVAN County, Tennessee, and more particularly described as follows, to wit:

PARCEL 1:

BEGINNING at an iron pin on the easterly side of Sand Bar Road, common corner to property now or formerly owned by Susan Flick and James Wesley Buckles; thence with the line of Flick & Buckles, N 80 deg. 07' E 245.02 feet to an iron pin; thence N 4 deg. 12' E 156.31 feet to an iron pin in the line of property being retained by Flick; thence N 89 deg. 39' E 133.83 feet to an iron pin in the line of property now or formerly owned by Fred M. Leonard; thence with the line of Leonard, S 1 deg. 53' W 372.92 feet to an iron pin in the northerly sideline of Sand Bar Road; thence with the said Sand Bar Road, N 87 deg. 34' W 273.96 feet to a point; thence on a curve to the right, having a radius of 54.86 feet and an arc distance of 58.97 feet to a point; thence N 25 deg. 58' W 73.43 feet to a point; thence on a curve to the right having a radius of 254.86 feet and an arc distance of 69.21 feet to an iron pin; the point of BEGINNING, shown as Tract Two and containing 2.07 acres, more or less, on survey of Rick A. Davies, RLS 1573, dated May 24, 2005, of record in the Register's Office for Sullivan County at Bristol, Tennessee, in Plat Book 8, page 131.

TAX PARCEL ID: Map 069, Parcel 147.00

PARCEL 2:

BEGINNING at an iron rod at the east line of Sand Bar Road, which point of beginning is S 1 deg. 43' 32" W 40.00 feet and N 89 deg. 39' 23" E 10.00 feet from a corner with the Grant and Mary Leonard property; thence from the point of beginning a new line, N 89 deg. 39' 23" E 252.17 feet to an iron rod; thence a new line, S 4 deg. 14' 43" W 156.15 feet to an iron rod; thence a new line, S 80 deg. 03' 34" W 245.00 feet to an iron rod at the east line of Sand Bar Road; thence with the east line of Sand Bar Road, N. 4 deg. 20' 11" W 49.26 feet to an iron rod and N. 1 deg. 43' 32" E 147.45 feet to the point of BEGINNING, as shown by survey of Billy Jay Phillips, RLS 677, dated May 21, 2002, to which reference is here made.

TAX PARCEL ID: Map 069, Parcel 147.05

BEING the same property conveyed to Anthony F. Vella by Quitclaim deed from Christina Vella dated May 31, 2013, of record in the Register's Office for Sullivan County at Bristol, Tennessee, in Book 3081, page 1599.

PARCEL 3:

SITUATE, lying and being in the First (1st) Civil District of SULLIVAN County, Tennessee, and more particularly described as follows, to wit:

BEING all of Lot 2, containing 0.47 acres, of the "Re-subdivision of Lot 2, Flick Lots-Sand Bar Road" as shown on a plat of record in the Register of Deeds Office for Sullivan County, at Blountville (previously Bristol), Tennessee in Plat Book 9, at page 188.

TAX PARCEL ID: Map 069, Parcel 150.08

BEING the same property conveyed to Cootie Brown's, Inc., a Delaware Corporation by Warranty Deed from Jonathan W. Burress dated June 2, 2015, of record in the Register's Office for Sullivan County at Bristol, Tennessee, in Book 3160, at page 935.

THE LEGAL DESCRIPTION OF THE REAL ESTATE HAS BEEN FURNISHED TO THE DRAFTSMAN BY THE PARTY OF THE FIRST PART OR A THIRD PARTY OR HAS BEEN OBTAINED FROM THE PUBLIC RECORDS. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY OR CONTENT THEREOF. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE STATE OF TITLE OF THIS REAL ESTATE. FAILURE TO PROMPTLY RECORD THIS DEED IN THE APPROPRIATE CLERK'S OFFICE COULD JEOPARDIZE THE PARTY OF THE SECOND PART'S RIGHTS IN AND TO THIS REAL ESTATE.

WITNESS the following signature, this date and day first above written.

Cootie Brown's Inc.

By: Anthony F. Vella
Name: Anthony F. Vella
Title: President

STATE OF Tennessee :
COUNTY OF Sullivan :

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Anthony F. Vella, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Cootie Brown's Inc., a Delaware Company, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand this 30th day of December, 2024.

Colin W. Vell
Notary Public

My commission expires:
9/26



STATE OF Tennessee :
COUNTY OF Sevier :

The undersigned affiant being first duly sworn, makes oath that the actual consideration for the foregoing transfer, or the value of the property hereinbefore described, whichever is greater, is \$0.

Anthony F. Vella
AFFIANT

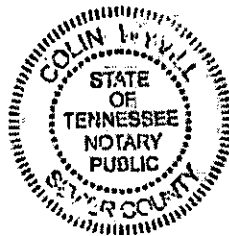
SWORN TO AND SUBSCRIBED before me, this the 30th day of December, 2024.

[Signature]
NOTARY PUBLIC

My commission expires: 9/26

THE NAME AND ADDRESS OF PROPERTY OWNER OR THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:

Tony Vella
494 Sand Bar Rd.
Bristol, TN 37620



Sheena Tinsley, Register	
Sullivan County	
Rec #: 36339	Instrument #: 24022240
Rec'd: 20.00	Recorded
State: 0.00	12/30/2024 at 1:23 PM
Clerk: 0.00	to Record Book
Other: 2.00	3634
Total: 22.00	PGS 2152-2155

**TABLE 3-103A
MINIMUM LOT SIZES FOR
AGRICULTURAL AND RESIDENTIAL DISTRICTS**

357

ZONE DISTRICT	MINIMUM LOT SIZE
I. A-5 & A-2, Rural Agricultural/Residential	
A. A-5 (1 dwelling unit per 5 acres) <i>(Added 02/20/2020)</i>	5 acres
B. A-2 (1 dwelling unit per 2 acres)	2 acres
II. A-1, General Agricultural – Estate Residential Districts	
A. All Lots Served by Public Water Supply (1 dwelling unit per acre)	1 acre
B. All Lots Served by Private Water Supply – min. per dwelling	1 acre
III. ARIA-RV/ RRC – Agricultural/Residential/Light Recreation Districts – Amended 09/17/07 & 10/20/2022	
A. Rural Residential/Recreational Lots Served by Public Water (1 dwelling unit/20,000)	20,000 sq. ft.
B. Residential Lots on Private Water Supply (well or spring)	1 acre
IV. R-1, Low Density Residential District (1 dwelling unit per lot size)	
A. Lots Served by Public Water Supply and Public Sewer	15,000 sq. ft.
B. Lots Served by Public Water Supply and Private Sewer (SSDS/septic)	20,000 sq. ft.
C. Lots Served by Private Water Supply and Private Sewer (SSDS/septic system)	1 acre per unit
V. R-2/R-2A, Medium Density Residential (1 dwelling unit per lot size)	
A. Lots Served by Public Water / Public Sewer (minimum size for first unit on sewer)	10,000 sq. ft.
B. Lots Served by Public Water Supply / Private Sewer (SSDS/septic) / (per unit)	20,000 sq. ft.
C. Lots Served by Private Water Supply/Private Sewer (SSDS/Septic (min. for each unit)	1 acre per unit
D. Additional Required Area for Multi-Family Served by Public Water Supply and Public Sewer (2 nd and each additional unit)	7,500 sq. ft. per unit
VI. R-3A and R-3B Residential Districts	
A. Lots Served by Public Water /Public Sewer (minimum size for first unit)	7,500 sq. ft.
B. Lots Served by Public Water Supply and Private Sewer (SSDS/septic)/ (per unit)	20,000 sq. ft.
C. Lots Served by Private Water Supply and Private Sewer/Septic (min for each unit)	1 acre per unit
D. Additional Required Area for Multi-family or Planned Development Served by Public Water Supply and Public Sewer (2 nd and each additional unit)	5,000 sq. ft per unit
VII. R-3, Manufactured Home Park - requires public water and public sewer	
A. All Lots (minimum park gross area)	3 acres
B. Individual Manufactured Dwelling Site (Mobile Home Pad)	See Article 3-104.2

NOTES:

- (1) In all residential and agricultural districts, the property owner has the right to utilize the Open Space Residential Development (OSRD) provisions as provided herein subject to a minimum acreage size of entire development.
 - (2) The sizes of lots may be increased due to soil percolation/type regarding subsurface sewage disposal systems (SSDS also known as septic tank systems), by the Tennessee Department of Environment & Conservation, Division of Ground Water Protection – County Field Office.
 - (3) Lots size requirements may vary for religious facilities and other non-residential uses, see Appendix B.
- *** ARIA-RV/RRC Lots approved for Recreational Developments per Appendix D, shall be a minimum of three (3) acres.

2. **Lot Width** - The minimum lot width (measured at the building line) shall not be less than indicated in TABLE 3-103B, or, otherwise, specified in this resolution.
3. **Lot Frontage** - All lots shall conform to Article VIII, Section 8-101.4 of the General Operational Performance Standards.
4. **Maximum Permitted Lot Coverage** - The maximum zone lot coverage by all buildings, principal and accessory in these residential districts, shall not, except OSRD planned developments as provided in Subsection 3-104.3, exceed the percentage of the total area of the zone lot indicated in TABLE 3-103B. *(Amended August 15, 2005 – no lot coverage required for principal dwelling structures).*

**TABLE 3-103B
BULK REGULATIONS FOR AGRICULTURAL AND RESIDENTIAL DISTRICTS**

	DISTRICT						
	A-5 or A-2	A-1	AR / A-RV / RRC ***	R-1	R-2/R-2A & for single-family detached in R-3A/R-3B#	R-3A/R-3B For multi-family or single-family attached#	R-3 For Mobile Home Parks or Multi-Family
II. Minimum Lot Width in Feet (Measured at the Building Setback Line)	200	100	100	80	60	60	80
III. Maximum Lot Coverage by the Principal Structure / Building (As a Percent of Lot Area)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
IV. Maximum Lot Coverage by the Accessory Structure*(%)	10%	10%	10%	10%	10%	10%	10%
V. Maximum Height for Residential Structures* (unless approved by the local fire department to be higher)	3 stories or 50 feet	3 stories or 50 feet	3 stories or 50 feet	3 stories or 50 feet	3 stories or 50 feet	3 stories or 50 feet	3 stories or 50 feet
VI. Minimum Yard Setbacks (In Feet)							
1. Front (08/10/2023)	30	30	30	30	30	30**	30**
2. Side	30	12	12	12	10	20**	30**
3. Rear	30	30	30	30	20	30**	30**
4. Corner Side (additional road frontage)	30	30	30	30	20	30**	30**
<p>NOTES:</p> <p>*Setbacks Not Applicable to Agricultural Buildings and Structures</p> <p>**See Section 3-104, for Provisions Applicable to Multi-Family Dwellings and/or Planned Developments and Manufactured Home Parks. Other setbacks may be required per Supplemental Provisions on non-residential uses (see appendix)</p> <p>*** A-RV and RRC have the same setbacks as the R-3 Zoning District per Appendix D (amended 10/20/2022)</p> <p><i>30' 30' 30'</i></p> <p><i>#Amendment to setbacks in high-density zones made on August 15, 2005 to differentiate between detached single-family lots and attached single or multi-family dwellings within a planned development. Greater setbacks required for attached dwellings, such as townhouses and apartment complexes. Single family detached on individual lots in R-3, R-3A, or R-3B Districts shall use R-2/R-2A Setbacks. Multifamily and Mobile home parks shall have a perimeter setback of 30' on all sides.</i></p> <p><i>Under the Open Space Residential Development alternative plan, the overall lot coverage of the principal building may be greater, the side and rear setbacks can be reduced and the lot size can be reduced, as long as the overall yield density of the entire master plan is no greater than that allowed under conventional densities for the applicable zoning district. Most other bulk requirements shall apply.</i></p>							

3-103.5 Height Regulations

- Basic Requirements** - The maximum permitted height for buildings shall not, except as provided in Subpart 2, of this section, exceed that set forth for the various districts in TABLE 3-103B.
- General Exception to Height Regulations** - The height limitation contained in the district regulations does not apply to spires, belfries, cupolas, radio towers, telecommunication towers, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy. Nor does this provision apply to barns, or other buildings and structures utilized for agricultural purposes and not intended for human occupancy.

3-103.6 Yard Regulations

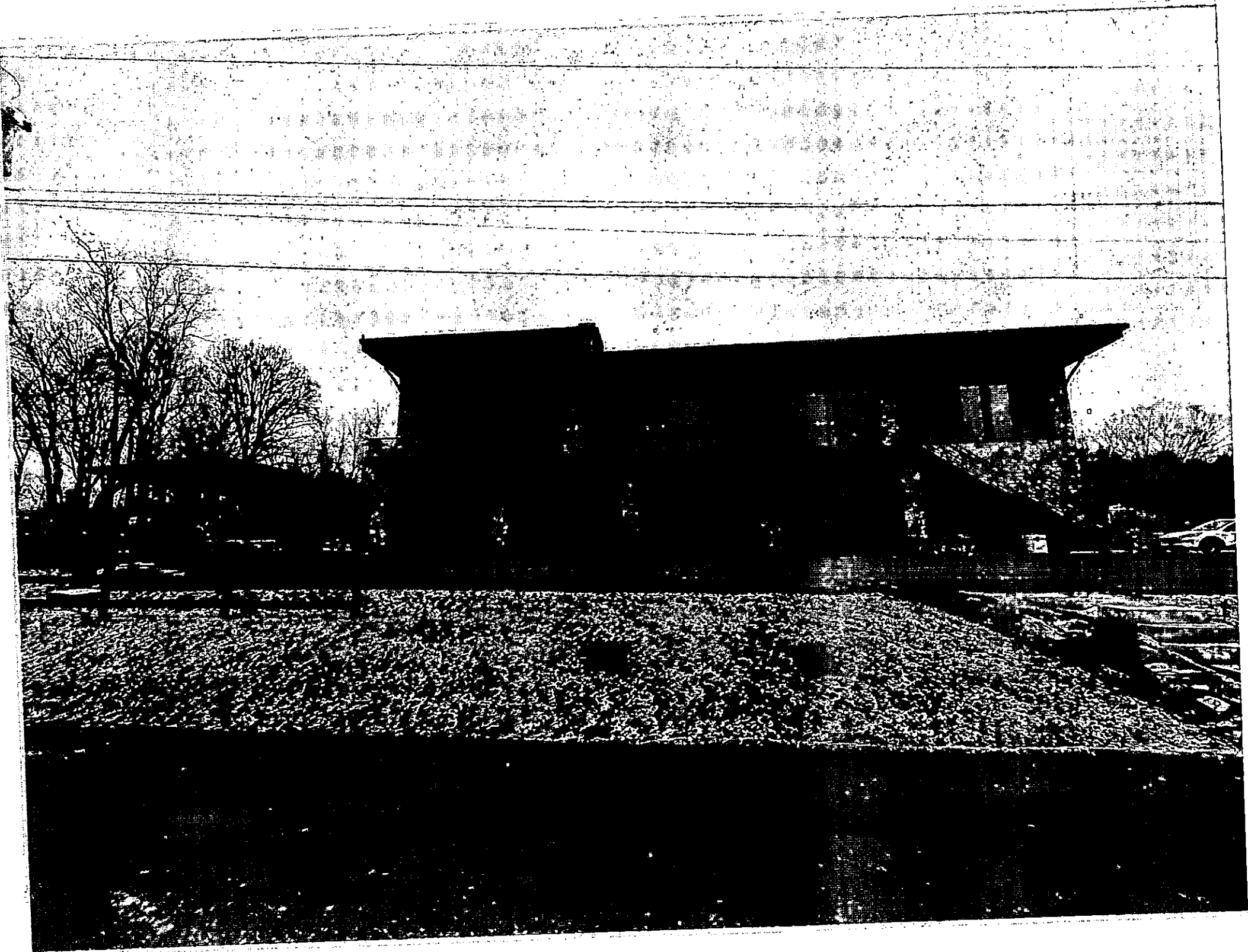
- Minimum Width or Depth** - Yards having the minimum width or depth set forth for the various districts in TABLE 3-103B, shall be provided on all lots
- Permitted Structures in Yards and Customary Residential Accessory Structures** - In all agricultural and residential districts, the following shall not be considered obstructions when located within any yard except that these items shall comply with Subpart 3, of this section, (Obstructions Prohibited at Street Intersections):
 - In Any Yard:**
 - Arbors and trellises not attached to the principal structure or accessory structure.
 - Driveways subject to other specific provisions of this resolution related directly thereto.
 - Flagpoles having only one structural ground member.

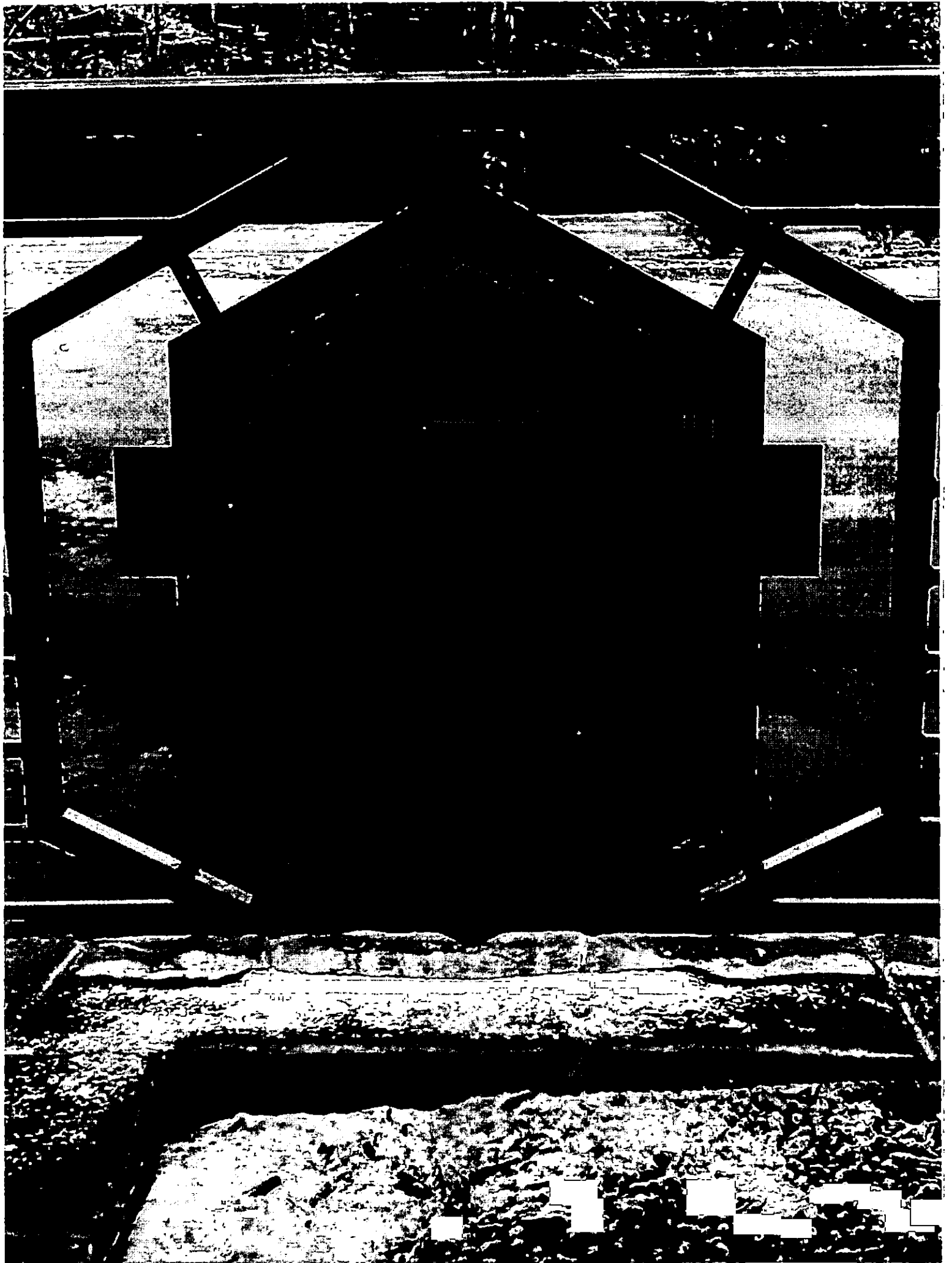
APPENDIX D: SULLIVAN COUNTY ZONING RESOLUTION – REGULATIONS GOVERNING THE VARIOUS TYPES OF RECREATIONAL FACILITIES (amended 10/20/2022 by CC)

<u>Types of Campgrounds by Zoning Requirements</u>	<u>Temporary Campground / Special Event / Day-Parking (permitted in any zoning district)</u>	<u>Community Recreational Facilities operated by a non-profit agency, such as Federal, State, Local governments, church/religious (permitted in any zoning district)</u>	<u>Seasonal Commercial Campgrounds (permitted in the AR Agricultural / Recreational District only)</u>	<u>Seasonal RV Park Model Campground (permitted in the A-RV Agricultural / RV Park Model District only)</u>	<u>Rural Retreat & Cabin Developments (permitted in the RRC Districts only)</u>
Purpose and Needs	To provide for the safe and temporary housing accommodations to tourists and guests during a Sullivan County special event open to the public. To provide a designated area for guests to stay near the event. Campground designed for temporary use only not to exceed a 10-day period for any public special event and limited to a maximum of 4 events per calendar year.	To provide safe and enjoyable recreational facilities and accommodations for tourists, youth campers and others for a temporary, recreational basis, not to exceed 14-days at a time, unless part of an organized religious or cultural event or camp program.	To provide temporary seasonal accommodations for tourists and citizens, not designed for long-term lease or stay. Accessory activities, such as playground facilities, picnic shelters, boating facilities and special events may be permitted throughout the year. Seasonal Use: April through November only.	To provide temporary living accommodations for tourists and owners for recreational purposes and not designed for long-term permanent housing nor principal residence. Seasonal RV Park Model developments are exclusive by design and structure for owners or renters of Park Model Recreational Vehicles only. Seasonal Use: April through November only and not designed for permanent occupancy.	To provide for temporary accommodations for anglers, boaters, and outdoor enthusiasts while seeking access to the public lakes, rivers, and trails in rural Sullivan County. This district allows development of cabins, lodges, and other permanent structures for the use and enjoyment of guests during their short-term stay. Not designed for long term occupancy
Permitted By Specific Zoning Districts	Yes. Temporary Event Campgrounds shall obtain temporary use permits for each event.	Not in manufacturing districts	Limited to AR only	Permitted in A-RV District Only.	Permitted in RRC Districts only
Site Plan Approval by Planning Commission or staff required	No site plan required for day-parking only. Site plan is required if there will be grading, bathhouses and other permanent site improvements made. Approved by staff.	Site Plan approval by staff only	Site Plan Approval by Planning Commission	Site Plan Approval by Planning Commission	Site Plan Approval by Planning Commission
Stormwater Pollution Prevention Plan and TDEC Permit Required	Yes, if grading over an acre and/or part of a larger common development plan	Yes, if grading over an acre and/or part of a larger common development plan	Yes, if grading over an acre and/or part of larger common development plan.	Yes, if grading over an acre and/or part of a larger common development plan.	Yes, if grading over an acre and/or part of a larger common development plan
Types of camping accommodations permitted	Tents, campers, all types of recreational vehicles only – no permanent accommodation structures permitted. All shall be removed post event and shall not remain on site.	Designated tent areas, all types of RVs, Campers, Motor Homes, cabins, lodges, and park manager's dwelling only, excluding any type of RV park model, or singlewide manufactured housing.	A type of camping unit defined as a seasonal and recreational camping facility such as a tent, RV, motor home, camper, pop-up camper tent along, 5 th wheel, etc. but does not include permanent housing or manufactured housing defined by TCA and zoning definitions. Does not permit RV Park Models.	RV Park Models only, designed for recreational and seasonal use only, excluding condominiums, single-family dwellings, or any other type of manufactured housing defined by TCA and zoning definitions.	Site-Built Cabins and lodges only. Permanent dwelling for owner or site manager permitted.
Types of Amenities and Facilities Permitted	Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.	Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.	Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.	Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.	Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.
Full-Time Residence permitted for Owner, Manager, Dock Master	One residence only permitted to manage temporary campground	Permitted if needed	It is recommended that the owner and/or park manager live on site.	It is recommended that the owner and/or park manager live on site	It is recommended that the owner and/or park manager live on site
Permanent Free-Standing Signage Permitted	No – temporary signs only	Yes – depending on zoning district	Yes – depending on zoning district	Yes – depending on zoning district	Yes
Open Burning Permitted	Per local guidelines with State burn permit	Per local guidelines with State burn permit	Per local guidelines with State burn permit	Per local guidelines with State burn permit	Per local guidelines with State burn permit
Safe Drinking Water and Frost-Proof Spigots shall be required per local Utilities Agency	Yes, Safe Drinking Water with frost-proof spigots required for 5 or more camping sites and one spigot for every 5 sites, as approved by the local utility provider or TDEC if well	Yes, Safe Drinking Water with frost-proof spigots required for 5 or more camping sites and one spigot for every 5 sites, as approved by the local utility provider or TDEC if well	YES, Safe Drinking Water with frost-proof spigots required for 5 or more camping sites and one spigot for every 5 sites, as approved by the local utility provider or TDEC if well water.	YES, Safe Drinking Water with frost-proof spigots required for Park Model Site, as approved by the local utility provider or TDEC if well water.	Permanent plumbing shall be required per the Building Code. Frost-proof spigots also required near fire pits and common areas

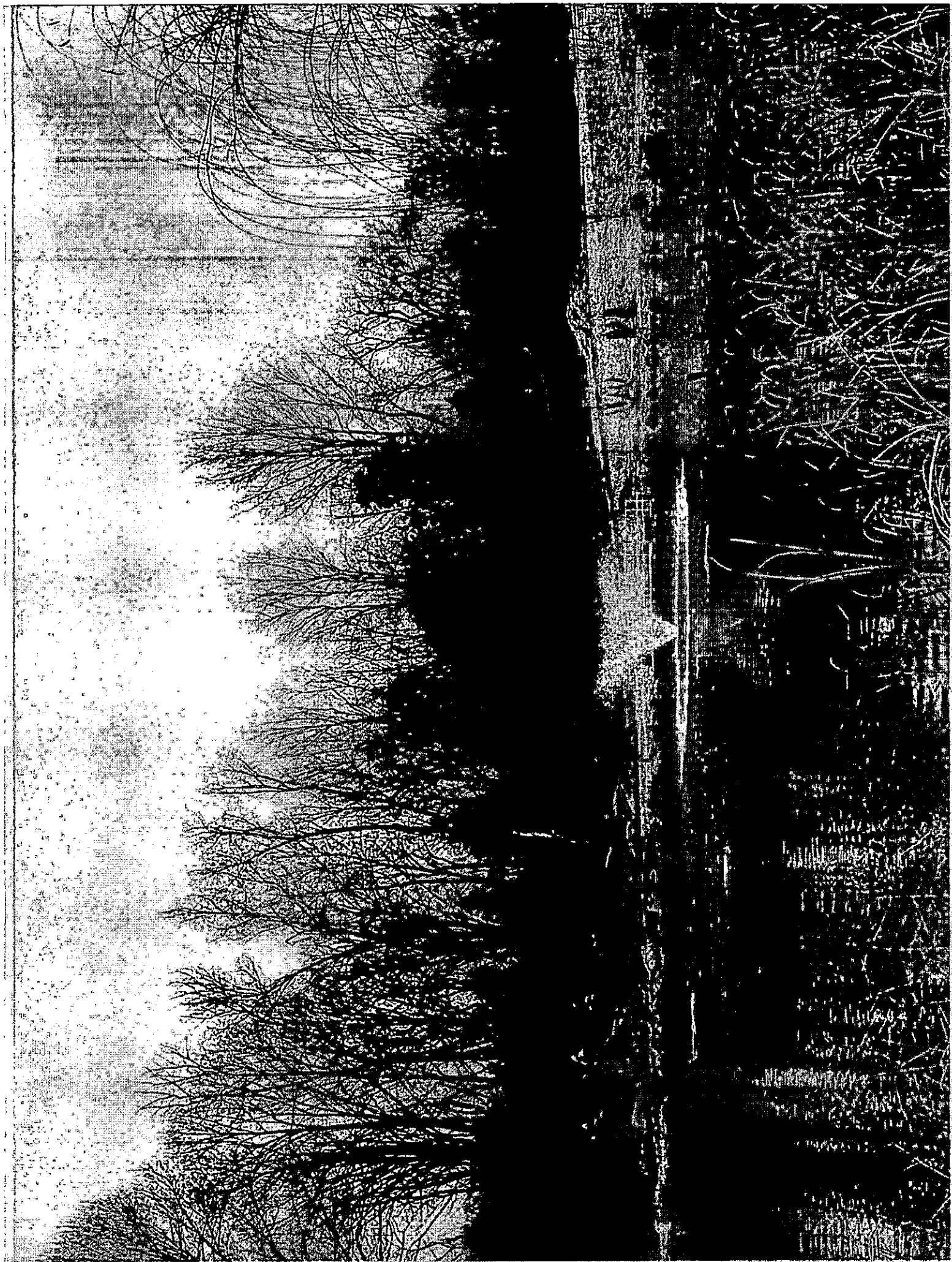
Sanitary Sewer or other on-site Sewerage Disposal System Required	At a minimum one port-a-let sanitary portable bathroom facility shall be provided when 5 or more sites are permitted. All permanent restroom and bathhouse facilities if proposed shall have approval from the municipal engineer or the local TDEC office regarding sewerage treatment.	At a minimum one port-a-let sanitary portable bathroom facility shall be provided when 5 or more sites are permitted. All permanent restroom and bathhouse facilities if proposed shall have approval from the municipal engineer or the local TDEC office regarding sewerage treatment.	All permanent restroom and bathhouse facilities if proposed shall have approval from the municipal engineer or the local TDEC office regarding sewerage treatment. Underground sewage holding tanks and clean-out stations provided shall also be installed per State regulations and shown on the site plan. Individual septic systems shall be required for owner/manager permanent dwelling.	All permanent restroom and bathhouse facilities if proposed shall have approval from the municipal engineer or the local TDEC office regarding sewerage treatment. Underground sewage holding tanks and clean-out stations shall be provided per state regulations and shown on the site plan. Individual septic systems shall be required for owner/manager permanent dwelling.	Each cabin shall have an approved individual septic system as approved by the State. Individual septic system shall also be required for the owner/manager dwelling.
Individual Mail Receptacle Permitted	Only for owner/manager	Only for owner/manager	Only for owner/manager	Only for owner/manager	Only for owner/manager
Electrical Service Hook-Up/Connections	Not required for individual sites	Not required for individual camping sites	Electric and water hook-ups required for each camping site. Shared septic, bathhouses or dump stations must be provided for guests per TDEC regulations.	Electric and water hook-ups required for each camping site. Shared septic, bathhouses or dump stations must be provided for guests per TDEC regulations.	Cabin developments must meet all building code requirements and State Electrical Code
Paving and Parking Requirements	A paved or gravelled entrance is required to connect to any access point off a public road from the existing paved public road to the first 30 feet within the property line at a minimum. All other internal roads may be paved, gravelled, or grassed.	Pavement is required to connect to any access point off a public road from the existing paved public road to the first 30 feet within the property line at a minimum. All other internal roads may be paved or gravelled. All roads shall be maintained free of debris, potholes, and mud. One extra parking space is required for every camping unit site.	Pavement is required to connect to any access point off a public road from the existing paved public road to the first 30 feet within the property line at a minimum. All other internal roads may be paved or gravelled. All roads shall be maintained free of debris, potholes, and mud. No dirt roads shall be allowed at any time due to dust and erosion. One extra parking space is required for every camping unit.	All access points and primary internal roads leading to any permanent facility (shelter, picnic pavilion, bathhouse, or other common facility) shall be paved. Individual driveways and other internal roads may be paved or gravelled. No dirt roads may be paved or gravelled. No dirt roads shall be allowed at any time due to dust and erosion. All roads shall be maintained free of debris, potholes, and mud. One extra parking space is required for every camping unit site.	All access points and primary internal roads leading to any permanent facility (shelter, picnic pavilion, bathhouse, or other common facility) shall be paved. Individual driveways and other internal roads may be paved or gravelled. No dirt roads shall be allowed at any time due to dust and erosion. All roads shall be maintained free of debris, potholes, and mud. One extra parking space is required for every camping unit site. All lodges or places of assembly shall be paved and meet ADA Code
Control Garbage Designated Areas	Yes, as needed	Yes	Yes	Yes	Yes
Permanent Accessory Structures Permitted by Fee per Fee Schedule in Article XII of this Resolution Inspection and Updated Site Plan Required (free-standing decks, covered decks, screened-in covered decks, patios, or storage buildings only)	No	YES - No greater than 200 square feet in total per camper site. All accessory structures, limited to decks, covered decks, screened-in covered decks, patios or out-buildings/yard barns, but excluding any enclosed additions to campers, shall be reviewed, and approved by the Planning & Codes Department and illustrated on a site plan pursuant to Article XII regarding site plan requirements and building permit fees. Existing structures shall be allowed to remain, may be replaced, or removed. Article XI shall govern the legal status of non-complying structures.	YES - No greater than 200 square feet in total per camper site. All accessory structures, limited to decks, covered decks, screened-in covered decks, patios or out-buildings/yard barns, but excluding any enclosed additions to campers, shall be reviewed, and approved by the Planning & Codes Department and illustrated on a site plan pursuant to Article XII regarding site plan requirements and building permit fees. Existing structures shall be allowed to remain, may be replaced, or removed. Article XI shall govern the legal status of non-complying structures.	YES - No greater than 200 square feet in total per camper site. All accessory structures, limited to decks, covered decks, screened-in covered decks, patios or out-buildings/yard barns, but excluding any enclosed additions to Park Models, shall be reviewed, and approved by the Planning & Codes Department and illustrated on a site plan pursuant to Article XII regarding site plan requirements and building permit fees. Owner of property and/or manager may have accessory structures per the Zoning Standard per Table 3-103C	Cabin developments may have decks and meet IRC building code requirements. Owner / manager of property may have accessory structures per the Zoning Standard per Table 3-103C
Separation of Camping Sites	Twenty-foot separation between all vehicles/campers and removed after event.	Regulated by TDEC and State Fire Marshal as applicable.	Yes, a twenty-foot separation between all accessory structures and the next adjacent camper/RV/travel trailer shall be required. Each camping site shall be a minimum of fifty (50) feet wide. All campers and RVs shall be "road-ready" and not permanently set-up. All sites shall be located above the designated floodplain.	Yes, a twenty-five-foot separation between all park models including any free-standing decks shall be required. Each site shall be a minimum of fifty (50) feet wide. All structures shall be located above the designated floodplain.	Cabins Developments shall have a minimum of a twenty-five-foot separation measured from any roof overhang of deck - same as any permanent dwelling code
Buffering/Screening/Landscaping	Not required	Yes, per Section 8-107	Yes, per Section 8-107	Yes, per Section 8-107	Yes, per Section 8-107

Storage Facility for Outdoor Recreational Equipment: boat trailers, boats, kayaks, skis/skis, canoes, and the like	Prohibited unless in a commercial zone with site plan approval	One Storage Facility for outdoor recreational equipment shall be permitted by site plan approval by the Planning Commission – not for individual guest or general public.	One Storage Facility for outdoor recreational equipment shall be permitted by site plan approval by the Planning Commission – not for individual guest or general public.	One Storage Facility for outdoor recreational equipment shall be permitted by site plan approval by the Planning Commission – not for individual guest or general public.	One Storage Facility for outdoor recreational equipment shall be permitted by site plan approval by the Planning Commission – not for individual guest or general public.
All other bulk regulations apply per zoning district and site plan requirements	Yes	Yes	Yes	Yes	Yes
Building Permits Required	If applicable	Yes, unless governmental entity	Yes	Yes	Yes
Customary Residential Uses (home-occupations)	No	No	No	No	No
Open long-term storage of vehicles, and other personal effects	No	No	No	No	Only for property owner
Galley, Snack Shops, Food Trucks, etc.	No	Yes	Yes – Per Planning Commission approval	Yes – Per Planning Commission Approval	Food Service for guests only in Lodge per Planning Commission approval
Marinas, Boat Houses, and other Boating Services	No	No unless government-owned	Per TVA permitting	Per TVA permitting	Per TVA permitting
Other outdoor recreational facilities Permitted	No	Yes – limited by zoning district	Yes – limited by zoning district	Yes – limited by zoning district	No, only services for on-site cabin guests only and not the general public
Maximum Number of Camping Units per Gross Acre (may be further limited by soil suitability and septic system approval)	N/A	10 per acre for seasonal camping sites, two per acre for cabin and lodge developments if on-septic systems.	Ten (10) camp sites per acre maximum and further restricted per TDEC & TVA.	Five (5) Park Model Sites per acre maximum and further restricted per septic system guidelines per TDEC & TVA.	Two (2) cabins and owner/manager per acre maximum and further restricted per septic system guidelines per TDEC and TVA.
Building Setback Requirements	All permanent structures shall comply with the district in which they are located	The perimeter setbacks shall be 30' front, 12' sides and 30' rear. These areas shall be free and clear of all permanent structures, campsites, and parking areas. Required buffering shall be included within the required setback yards.	The perimeter setbacks shall be the same as the zoning district. These areas shall be free and clear of all permanent structures, campsites, and parking areas. Required buffering shall be included within the required setback yards.	The perimeter setbacks shall be the same as the R-3 zoning district of 30 on all sides. These areas shall be free and clear of all permanent structures, campsites, and parking areas. Required buffering shall be included within the required setback yards.	The perimeter setbacks shall be the same as the R-3 zoning district of 30 on all sides. These areas shall be free and clear of all permanent structures, campsites, and parking areas. Required buffering shall be included within the required setback yards.









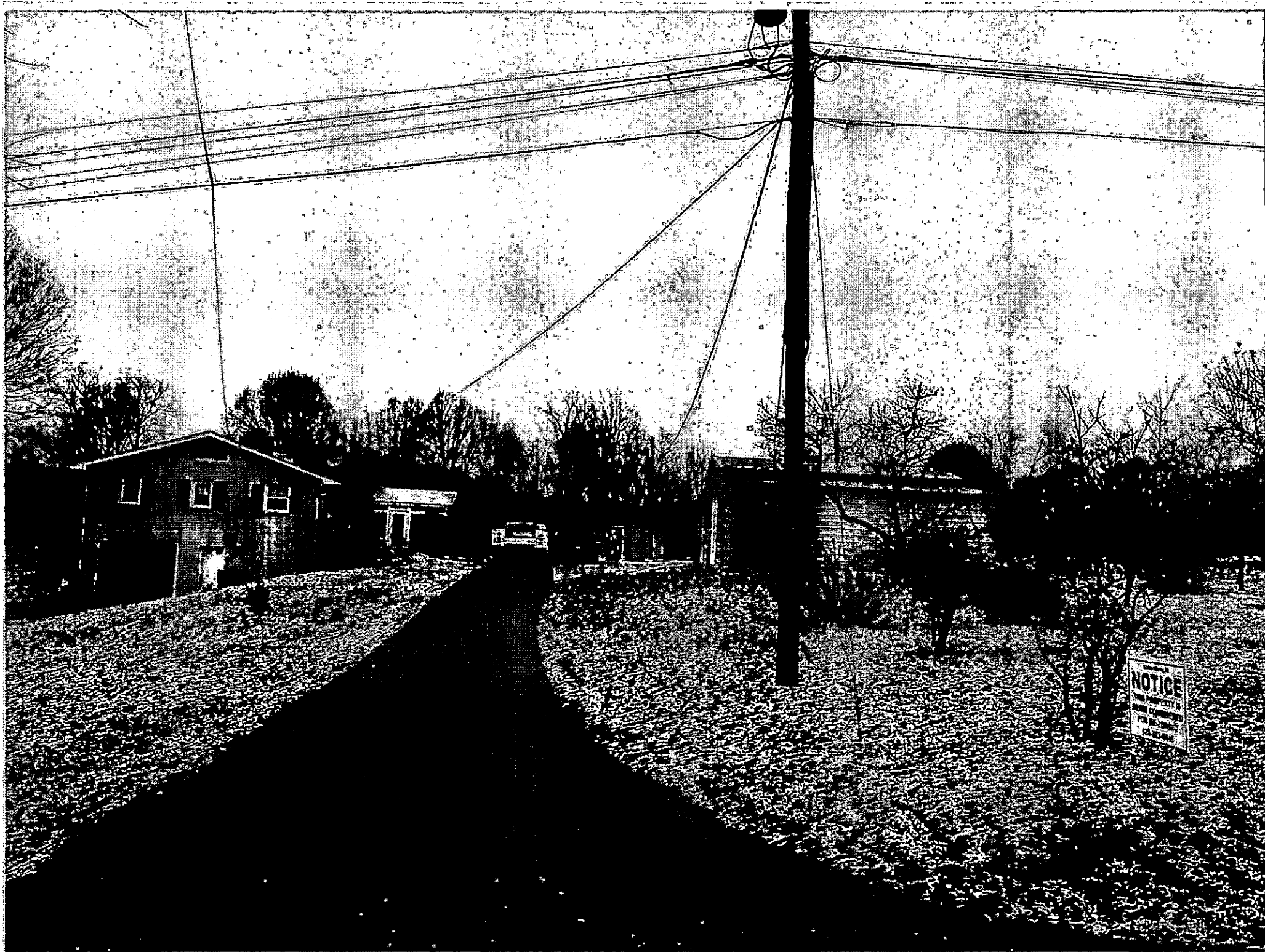












NOTICE
ALL PROPERTY IN
THIS AREA IS
UNDER THE CONTROL
OF THE CITY

LAUGHLIN, NUNNALLY, HOOD & CRUM, P.C.

372

Jerry W. Laughlin
William S. Nunnally
Kenneth Clark Hood
E. Grant Crum

Attorneys at Law
100 South Main Street
Corner of Main & Depot Streets
Greeneville, TN 37743

Telephone (423) 639-5183
Fax (423) 639-6154

January 6, 2025

Honorable Ed Street
Sullivan County Attorney
3411 Highway 126, Suite 209
Blountville, TN 37617

VIA FIRST CLASS MAIL
AND EMAIL TO: scattorney@scattorney.us

RE: Opposition to re-zoning request of Cootie Browns,
Inc. for 510 and 525 Sand Bar Road

Dear Mr. Street:

I am writing to you on behalf of SOHO Chelsea TN, LLC, and it's Managing Member, Gary Davies. Mr. Davies is from Charlotte, North Carolina. SOHO purchased a house and lot adjoining the South Holston River on September 19, 2022. For source of title, reference is made to Book 3527, Page 1621 and a Deed of Correction found at Book 3531, Page 1834. The purchase price for the property was \$810,000.00. It is a residence. The rest of the neighborhood is residential.

Adjacent to the SOHO property is a parcel containing 0.47 acres and designated as Lot 2 of the Resubdivision of Lot 2, Flick Lots - Sandbar Road. Cootie Browns, Inc. acquired title to same in Book 3160, Page 735 on February 2, 2015. Cootie Browns, Inc. is a Delaware Corporation formed in 2005 and it has registered to do business with the State of Tennessee. It's registered agent is Anthony Vella of 2715 North Roan Street, Johnson City, Tennessee 37601. Across Sand Bar Road are two parcels owned by Anthony Vella. See Book 381, Page 1599 and Book 698, Page 50. His first interest was by the deed dated June 27, 2007. They are Map 69 Parcels 147.05 and 147.00. Parcel 147.00 has a residence on it. Parcel 147.05 was vacant until recently.

In 2021 or 2022, construction began of what appeared to be, and what Vella said to be was a residence. It is nearing completion. Mr. Davies has been shown the interior of the house. It is located on Parcel 147.05. It has six or seven bedrooms on the main floor with each having its own bathroom. Downstairs there are two or three more bedrooms with their own bathrooms. At least one has no window. It has a commercial kitchen and a large bar for serving cocktails. It appears that Mr. Vella has built this structure in such a way that it would use this liquor license to operate a bar for patrons of the establishment. Mr. Vella is believed to be the principal owner of Cootie Browns restaurants in Bristol and Johnson City. The rezoning request refers to the new structure as a "lodge."

The purpose of this letter is to communicate my client's opposition to the request by Anthony Vella and/or Cootie Browns to re-zone as commercial parcels designated as Map 69, Parcels 147.07,

147.00 and 150.08. Each is currently zoned residential. It is in a residential area. Mr. Vella seeks to have it re-zoned so that it can accommodate commercial use. There are multiple reasons why that is objectionable.

First, it would be unlawful spot zoning if such zoning were to be permitted.

Second, the owner has built a house for a use that is commercial in nature without having it re-zoned before doing so. It has been built as a lodge and is like a motel. On information and belief, Cootie Browns has also applied for a liquor license in order to operate a commercial establishment on this lot which is in an area that is otherwise purely residential. As you know, in the same area the other properties are sometimes larger and agricultural in nature.

Third, the neighborhood is residential in nature and such change would alter its character.

Fourth, if permitted, it would cause a decrease in value of nearby residences and property values. Fifth, it would increase traffic and endanger the well being of neighbors.

There are other concerns. A pavilion has been built adjacent to the main structure. On information and belief, he did not obtain a building permit.

There may also be setback line violations. There may be violations of regulations regarding the availability of parking for the house adjacent to the street, if it does not have sufficient set back depth to do so.

There may be other violations of building codes, the zoning ordinance, and even the subdivision regulations. It would be of interest to see the building permit to see what was described to see if it differs from what was built.

In addition to Mr. Davies, Fred Leonard is an adjacent neighbor who also strongly objects to the granting of the re-zoning or the granting of any liquor license to permit same to be permitted on the property.

I am writing this letter to you to request that you share this opposition with the members of the County Commission or any of the agencies that would be involved in the licensing process for either re-zoning or granting a liquor license or any other related matter. Mr. and Mrs. Gary Davies intend to attend the meeting on Thursday night of the County Commission where this matter apparently is on the agenda. Although he can express his objections personally, he asked me to send this letter to you so that, from one attorney to another, several legal issues can be made clear.

If you wish to discuss this matter with me, please feel free to call. If you wish to contact Mr. Davies he would be most happy to hear from you. His telephone number is 704-609-9915. Mr. Leonard's number is 410-371-9647 in the event you wish to contact him.

Yours very truly,



William S. Nunnally

cc:

Gary Davies

gary@capeam.com

Fred Leonard

fwleonard@gmail.com

Ambre M. Torbett

planning@sullivancountytn.gov

Agenda subject voting report

000280

Meeting Name **Sullivan County Commission September 2018**

9/17/2018

21 Zoning Application #2

Description Application #1 - Jeffrey Booher

Chairman Venable, Richard

0375

Total Vote Result

Voting start time 10:11:04 AM
 Voting stop time 10:11:16 AM
 Voting Configuration Vote
 Voting mode Open
 Vote Result

Yes	24
Abstain	0
No	0
Total Present	24
Absent	0

Group Voting Result

Group	Yes	Absent
No group	24	0
Total Results	24	0

Individual Voting Result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Blalock, Judy ()	X			
Broughton, Todd ()	X			
Callon, Darlene ()	X			
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()	X			
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
George, Colette ()	X			
Glover, Hershel ()	X			
Harkleroad, Terry ()	X			
Hutton, Mark ()	X			
Jones, Sam ()	X			
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()	X			
Morrell, Randy ()	X			
Shull, Patrick ()	X			
Stanley, Angie ()	X			
Starnes, Alicia ()	X			
Stidham, Gary ()	X			
Vance, Mark ()	X			
Woods, Doug ()	X			

000281

**REZONING OVERVIEW
SULLIVAN COUNTY COMMISSION MEETING**

September 17 2018

RESOLUTION #1: To approve the following applications for the following zoning amendments (map 12-1)

Application No.	File No.	Applicant	Neighbor Opposition	Staff Recommendation	Planning Commission Recommendation	Current Zone	Requested Zone	Civil District
1	1	Roy Kendrick	No	Approve: Sullivan Co.	Approve Sullivan Co.	B-3	A-1	6th
2	2	Jeffrey Booher	No	Approve: Sullivan Co.	Approve Sullivan Co.	A-1	AR	1st

F. ZONING TEXT OR MAP AMENDMENT TO THE SULLIVAN COUNTY ZONING PLAN

F2. Rezoning Request from A-1 to AR – Agricultural Recreational

0377

FINDINGS OF FACT –

Property Owners: Jeffrey Reed Booher
 Applicants: same
 Location: 290 Sand Bar Road, Bristol area
 Address of Applicant: 286 South Hampton Drive, Bristol 37620
 Civil district: 1st
 Subdivision: n/a
 Parcel ID: Tax Map 69, Parcel 140.00
 Surveyor: n/a
 Engineer: n/a
 Growth Boundary: Sullivan County Rural Area
 Utility District: Holston Utility District
 Public Sewer/Septic: septic
 Existing Zoning: A-1/General Agricultural
 Surrounding Zoning: A-1
 Existing Land Use: vacant river frontage
 Land Use Plan: low-density single family and agricultural
 PROPOSED Zoning: AR – Agricultural Recreational
 Purpose of Rezoning: Requested AR zone to build cabins for family and rental

Staff Field Notes and General Comments:

- The applicant has requested rezoning of his riverfront property along Sand Bar Road to the Agricultural/Recreational zone in order to build 1 to 3 more cabins for personal and rental purposes.
- Staff visited the site and took pictures of the existing cabin and river frontage.
- The site has one existing cabin built in 1933 and an old barn.
- The site is mostly wooded with slopes going down from the road to the river.
- Along this river the county has approved 4 other sites for cabin developments (see zoning map).
- Fly fishing and river recreation such as kayaking are a growing eco-rec tourism activity for which the South Holston River is known.
- Staff recommends in favor of this request as it is in keeping with the Land Use & Transportation Policy for future recreational sites as adopted by the Planning Commission in 2008.

Discussion at Meeting:

- Dr. Booher was present to speak on his plans. He stated that the land had been in his family for over 150 years and did not want to subdivide the property. Rather, he would like to have a few more cabins for his family to enjoy and possibly rent when the family did not use them. Discussion ensued regarding the lay of the land.
- Staff read her report and recommendation.
- Discussion continued regarding the soil suitability and limitations per TVA and TDEC restrictions. Dr. Booher stated that he had developed a subdivision on the other side of the river before and was familiar with the environmental regulations.

Sullivan County Regional Planning Commission Action – Recommendation to the County Commission

Approval: Brittenham, Gardner – passed unanimously (6 yes, 1 absent, 2 vacancies)	
Denied:	Reason for Denial:
Deferred:	Reason for Deferral:

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 2-17-22

Property Owner: LARRY J ROBERTS, TRUSTEE
Address: 335 EDEN PARK DR ROCKY FACE, GA 30740
Phone number: 706-313-2542 Email: Corywroberts@yahoo.com

<u>Property Identification</u>			
Tax Map: <u>84</u>	Group:	Parcel: <u>165</u>	
Zoning Map:	Zoning District: <u>A-1</u>	Proposed District: <u>AR</u>	Civil District: <u>21ST</u>
Property Location: <u>1653 BULLOCH HOLLOW RD</u>			Commission District:
Purpose of Rezoning: <u>RENTAL CABINS</u>			

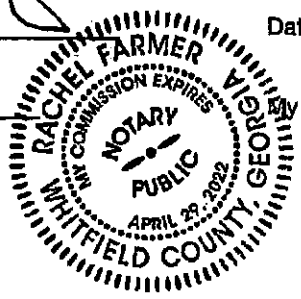
<u>Meetings</u>	
Planning Commission:	
Place: Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN	
Date: <u>April 19, 2022</u>	Time:
Approved: <u>✓</u>	Denied: _____
County Commission:	
Place: Historic Courthouse 2 nd Floor Commission Chambers 3411 Highway 126 Blountville, TN	
Date: <u>May 19, 2022</u>	Time: 6:00 PM
Approved: <u>✓</u>	Approved 14 Yes, 10 No
Denied: _____	

DEED RESTRICTIONS

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

Owner's Signature: [Signature] Date: 2/17/22

Notary Public: Rachel Farmer Commission Expires: 4/29/22



Zoning Plan: Rezoning Requests and/or Zoning Text Amendments

SULLIVAN COUNTY COMMISSION PUBLIC HEARING MEETING

June 16, 2022

RESOLUTION #1 - To Consider the Waiver of Rules for the following zoning amendments (map or text).

motion by:

2nd by:

Order of Cases	Date of Application	Applicant's Name	Neighbor Opposition	Staff's Recommendation	Planning Commission's Recommendation	Regional Planning Commission Jurisdiction	Current Zoning District	Requested Zoning District	Civil District	Commissioner District
1	4/12/2022	Gouge Little & Associates	no	yes	yes	Sullivan	A-1	R-1	9th	5th
2	2/17/2022	Larry J Roberts, Trustee	yes	yes	yes	Sullivan	A-1	AR (3 acres)	21st	4th
Voting Summary:										
Name	Case Order	yes	no	pass	absent	Approved (yes or no)				
Gouge & Little	1	24								
Roberts	2	14	10							

* 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

0379

F. REZONING REQUESTS: ZONING PLAN AMENDMENT: ZONING MAP CHANGE

F2. REZONING REQUEST A-1 TO AR – ROBERTS PROPERTY – BULLOCK HOLLOW ROAD

FINDINGS OF FACT –

Property Owners:	Larry J. Roberts, Trustee
Applicants:	Corey Roberts
Representative:	same
Location:	1653 Bullock Hollow Road, Bristol area
Mailing Address of Owners:	335 Eden Park Drive, Rocky Face, Georgia
Civil district of rezoning:	21 st
Commission District:	1 st
Parcel ID:	Tax Map 084, Part of Parcel 165.00
Subdivision of Record:	n/a
PC1101 Growth Boundary:	Sullivan County Rural Area
Utility District:	South Fork Utility District
Public Sewer:	n/a
Lot/Tract Acreage:	Proposed 3-acre lot (see survey)
Zoning:	A-1, General Agricultural
Surrounding Zoning:	A-1
Requested Zoning:	AR – Agricultural Recreational for a Cabin Development
Existing Land Use:	Single Family dwelling by South Fork of the Holston River and Farmland
Surrounding Land Uses:	Single Family and farmland
2006 Land Use Plan:	Low Density Residential/General Agricultural – Recreational Overlay
Neighborhood Opposition:	<i>one phone call – concerned if multiple cabins were planned</i>

Staff Field Notes and Findings of Facts:

- The owner is requesting to rezone a three-acre lot to Agricultural Recreational for the purpose of developing the land for a few cabins. The cabins would provide accommodations for guests seeking access to the South Fork of the Holston River, South Holston Lake, and the local trails for example.
- The 2006 – 2026 Land Use Plan designated this area along the river as a future recreational zone.
- For permanent structures, such as the cabins, the density would be 1 cabin per ½ acre or greater depending on soil suitability for septic systems.
- Staff recommends in favor of this rezoning request.
- Should the RRC – Rural Resort & Cabin Development Zoning District be adopted by County Commission, staff would recommend this AR zone be changed to RRC zone to better align with the owner's request.

Meeting Notes at Planning Commission:

- *This request was deferred from last month to afford applicant time to be present at hearing, as he had a scheduling conflict.*
- *Staff read her report and summarized comments from the community at the last meeting.*
- *Calvin Clifton asked about the irregular zoning boundary configuration as requested.*
- *Ambre Torbett, Planning Director (staff) stated that the boundary is based upon sight visibility of the proposed entrance for the cottage development, viewshed, preserving the woods and remaining farm as well as to ensure the owner's home would have privacy per his request. She walked the land with the owner to confirm location of future cabins if approved.*
- *Mr. Roberts addressed the commission. He stated he would like to build two rental cabins, each being 1,000 square feet on the hillside. This will result in no tree removal on the farm. The cabins would be over 500 feet away from the river. He will have a fulltime manager of the property on-site daily if rezoning is approved.*
- *Staff distributed the zoning petition from the Big Springs Road residents.*

- The chairman asked the owner if this was his second home. Mr. Roberts stated that it was. He confirmed they come up about twice a month to enjoy the home and river property and wanted to keep it that way, while sharing it with guests.
- Sherry Hicks, 547 Big Springs Road, stated she and her family live directly across the river. She stated her family has lived there for multiple generations. Sound travels across the river. She stated that they live there not to make money but to enjoy their home.
- Charlie Phelps, 655 Big Springs Road, was concerned about noise and trash on Big Springs Road. He stated there is more traffic now. Too much press and social media promoting trout fishing has created more users of the river.
- Russ and Cindy Frankhouser, 1185 Bullock Hollow Road, spoke in opposition to the rezoning request. They have enjoyed peace and tranquility for years but there are more fishermen and guests accessing the river.
- Betty Cogan, 2085 Bullock Hollow Road, stated she was approved for AR a few years ago and built 4 cabins on her family farm. She lives on site. She agrees it is a lot to manage the cabins, but she needed to offset the lost income from having to move her cattle off the river per State Conservation Plan. Her cabins range from 400 to 600 square feet on the Crumley Farms, called The Reserve.
- Mr. Corey Roberts addressed the concerns of the residents. He confirmed that he was the type of person to clean up the county ditches and river from trash that washed down. He picks up trash all of the time, but he is not sure how to stop that just from local use. He and his family have been coming up to the river for almost 20 years, so he now owns his own place rather than having to rent. He found it was very difficult to find places to rent in the county so he feels there is huge need for this. The local fishermen guides have requested this as well.
- Calvin Clifton and other members stated that the request in front of them is for the rezoning. The chair reiterated the rezoning process.
- Phillis Mullins, 569 Big Springs Road, asked Mr. Roberts how he planned on providing access to the river for his guests.
- Mr. Roberts stated he would permit foot traffic only per the plan.
- Michelle Babroski, 565 Big Spring Road, said there were almost 70 short-term rentals along the river.
- Calvin Clifton confirmed that he found several on AirBnB. He opined that the overarching "white elephant" in the room on this matter was the fact that there were so many short-term rentals that did not seek county approval, spoiling it for landowners like Mr. Roberts, who is trying to request permission up front. His plan would be a legal plan per zoning if approved, while the others are not. He asked staff about AirBnB approvals.
- Staff explained that there is no enforceable means or strategy for local county planners to regulate these short-term rentals in existing single-family dwellings. She does not have the staff resources to investigate, or control based upon the limited zoning parameters and lack of support from the assessor. She explained that the state assessor of property guidelines does not distinguish between long term or short-term rentals on single family dwellings unless it becomes a Bed and Breakfast Inn with multiple rooms for multi family rental. She has discussed this with her TN Planning Association members (TAPA) as well. Most short-term rentals are the best kept property, as many landowners make improvements and hire property management firms for the home to ensure repeat guests.
- Calvin Clifton summarized that the bigger issue here is the lack of zoning enforcement remedies for short-term rentals on single family homes. Mr. Roberts should not be penalized for his plan to legally construct a few cabins across the river.
- John Moody agreed that the proposed rezoning boundary seemed to be well thought out due to topography while preserving the woods and 15 acres remaining.
- Darlene Calton motioned to forward a favorable recommendation on to the County Commission for this request.
- The motion was seconded by John Moody and others. **The vote passed unanimously.**

Received @
5/17/22
PC Intz 0382

We, the undersigned, do hereby strongly OPPOSE the rezoning requested by Larry Roberts of the property on 1653 Bullock Hollow Rd from A-1 (residential) to AR (recreational) for the following reasons:

1. Rezoning to AR (or ARR) would not be for the betterment of the surrounding community.
2. Building additional recreational rentals and/or facilities would interfere with the privacy and enjoyment of the neighborhood and environment for community residents.
3. We desire to preserve the natural beauty and tranquility of the river environment and the natural habitat for the existing wildlife.

Printed Name	Signature	Address
- Michelle Bobrosky	<i>M. Bobrosky</i>	565 Big Springs Rd
- Phyllis Mullins	<i>Phyllis Mullins</i>	569 Big Springs Rd, Bluff City, TN
- CHARLES PHELPS	<i>Charles Phelps</i>	655 Big Springs Rd. Bluff City
Dianne Phelps	<i>Dianne Phelps</i>	655 Big Springs Rd, Bluff City
Wanda Robinson	<i>Wanda Robinson</i>	1017 Big Springs Rd, Bluff City
JIM ROBINSON	<i>Jim Robinson</i>	
Emily Fleenor	<i>Emily Fleenor</i>	553 Big Springs Rd., Bluff City
Ryan Fleenor	<i>Ryan Fleenor</i>	553 Big Springs Rd. Bluff City
Tracy Johnson	<i>Tracy Johnson</i>	505 Big Springs Rd
Shannon Carrier	<i>Shannon Carrier</i>	465 Big Springs Rd. Bluff City
John Carrier	<i>Jonathan Carrier</i>	" " " " " "
Samantha Denton	<i>Samantha Denton</i>	431 Big Springs Rd.
Brandon Denton	<i>Brandon Denton</i>	431 Big Springs Rd
- Sherry Hicks	<i>Sherry Hicks</i>	547 Big Springs Rd Bluff City
Kamiran Keyes	<i>Kamiran Keyes</i>	547 Big Springs Rd

Received
5/17/22
2
PC mtg

We, the undersigned, do hereby strongly OPPOSE the rezoning requested by Larry Roberts of the property on 1653 Bullock Hollow Rd from A-1 (residential) to AR (recreational) for the following reasons:

0383

1. Rezoning to AR (or ARR) would not be for the betterment of the surrounding community.
2. Building additional recreational rentals and/or facilities would interfere with the privacy and enjoyment of the neighborhood and environment for community residents.
3. We desire to preserve the natural beauty and tranquility of the river environment and the natural habitat for the existing wildlife.

Printed Name	Signature	Address
Gage Hicks	Gage Hicks	547 Big Springs Rd
Chris Hicks	Chris Hicks	547 Big Springs Rd
LUKE HICKS	Luke Hicks	547 Big Spring Rd.
Etha Johnson	Etha Johnson	505 Big Spring Rd.
LISA GILL	Lisa Gill	373 Big Springs Rd
Phillip Dunn	Phillip Dunn	373 Big Springs Rd
Linda Hilliard	Linda Hilliard	210 Big Springs Rd.
ALLEN W. PERRY	Allen Wayne Perry	417 BIG SPRINGS RD
Dorothy Perry	Dorothy Perry	417 Big Springs Rd
Donna Snyder	Donna Snyder	405 Big Springs Rd
Hartsel Snyder	Hartsel Snyder	405 Big Springs Rd
Josh Burt	Josh Burt	4563 Big Springs Rd
Amber Simcox	Amber Simcox	423 Big Springs Rd.
George Simcox	George Simcox	423 Big Springs Rd.
Daniel Kevin Babrosky	Daniel Kevin Babrosky	565 Big Springs Rd.

Zoning Final Public Hearing for Zoning Plan Amendments:

Individual Property Rezoning Requests and/or Zoning Resolution Amendments

Sullivan County Commission @ Work Session - Zoning Hearing: January 9, 2025

Individual Rezoning Requests Reviewed by Sullivan County Regional Planning Commission:

- *Case #1: Rezoning Request from R-1/R-3A (split zoning) to just R-2, Boyle Rentals, LLC at 5799 Bristol Hwy, Piney Flats*
 - *Case #2: Rezoning Request from PMD-2 to PBD/SC, at 2144 & 2132 Hwy 75, Blountville*
 - *Case #3: Rezoning Request from A-1 to RRC, at 510 & 525 Sand Bar Road, Bristol*

Case #1

R-1/R-3A to R-2
Medium Density Residential
Tax Map 135, Parcel 018.10

for Brian Boyle – dba Boyle Rentals, LLC.

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

Johnson City Urban Growth Boundary
5799 Bristol Hwy, Piney Flats

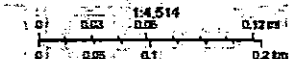
Civil District 9th
Commission District 5th
(King, Glover)

Sullivan County - Parcel: 135 018.10



Date: December 31, 2024

County: SULLIVAN
Owner: BOYLE RENTALS LLC
Address: BRISTOL HWY 5799
Parcel ID: 135 018.10
Deeded Acreage: 0.63
Calculated Acreage: 0
Aerial Imagery Date: 2023

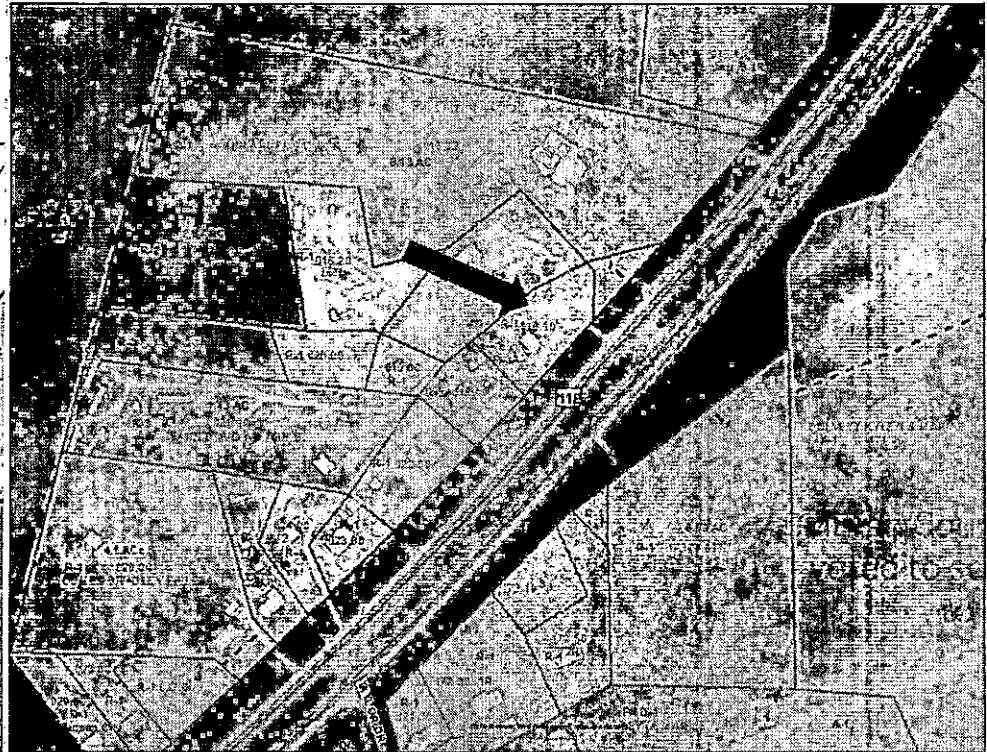
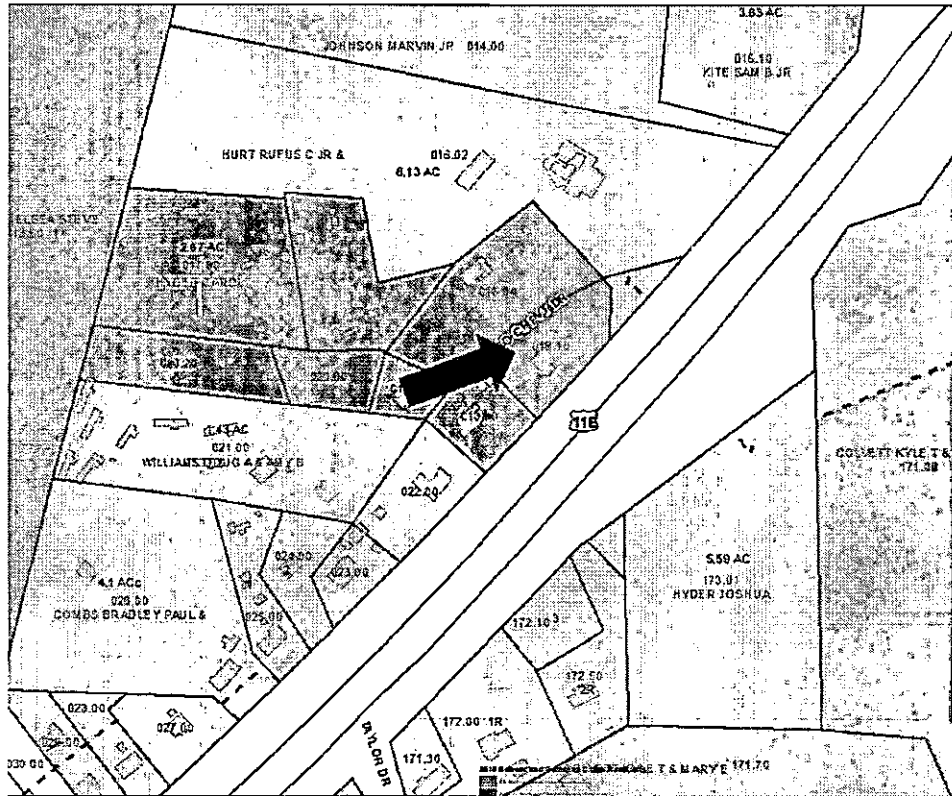


State of Tennessee, Comptroller of the Treasury, Division of Property Assessment (CPA), East Community Maps Coordinator, City of Johnson City, TN, November 27th 2024, © GeoInformation, Bristol, East, Southern, Central, Middlebrook, Chas/Chas/Chas, Inc, METROPCS, LLC, CNA, WSP, US Census Bureau, USDA, USDA/NR

The property lines are generated from information provided by your local county assessor's office and are not a guarantee of accuracy or ownership. It is your responsibility to verify the accuracy of the information.

0386

Land Use Plan and Existing Zoning Plan



Address Data Source:
Sullivan County, TN Co #11
zipcodes: 38151
Address City: JC US
Source: Bunker 8/11

Notice:
Aerial images have the legal owner's name overlaid on the parcel. If a parcel has a different owner, it is not shown. Aerial images are not intended to be used as a substitute for a survey. Aerial images are not intended to be used as a substitute for a survey. Aerial images are not intended to be used as a substitute for a survey.

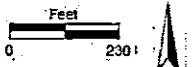
- Buildings
- County Line
- Thoroughfares
- Aerial
- Lot Numbers
- Lot Lines / Parcel Hooks
- Parcel Areas
- Parcel Numbers
- Parcel Owner Labels
- Parcel Lines
- Current Zoning
- A-1
- PRD/SC
- PHD-1
- R-1
- R-2
- R-3
- R-3A

2015 - Aerial Image
2018 - Aerial Image



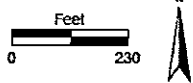
Sullivan County, TN
Planning and Codes Dept.

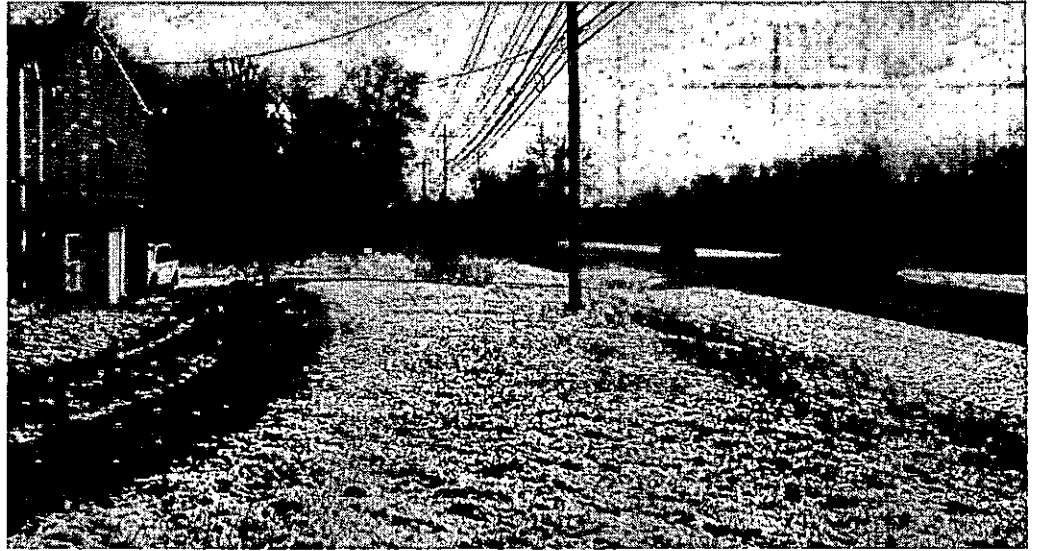
Parcel Lines
Land Use Plan: 2008-2028
Ag / Single Fam Res
Ag / Open Space
Low Density Res
High Density Res
Mobile Home Park



Sullivan County, TN
Planning and Codes Dept.

Parcel Lines
Land Use Plan: 2008-2028
Ag / Single Fam Res
Ag / Open Space
Low Density Res
High Density Res
Mobile Home Park





0388

Case #2

PMD-2 to PBD/SC
Heavy Manufacturing to Planned Business

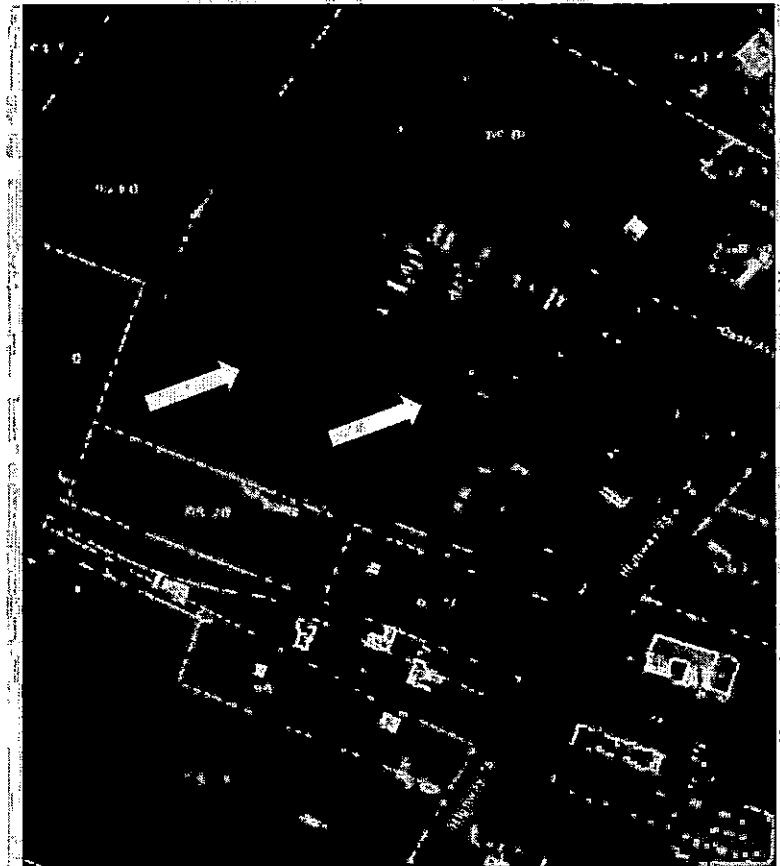
Hoyt Denton, owner of Gateway Storage
2144 & 2132 Hwy 75
Existing Buildings

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

Sullivan County Planned Growth Area
Tax Map 079, Parcel 091.20 (combined)

Civil District: 18th
Commission District: 7th
(Jones | Ward)

Sullivan County - Parcel: 079 091.20

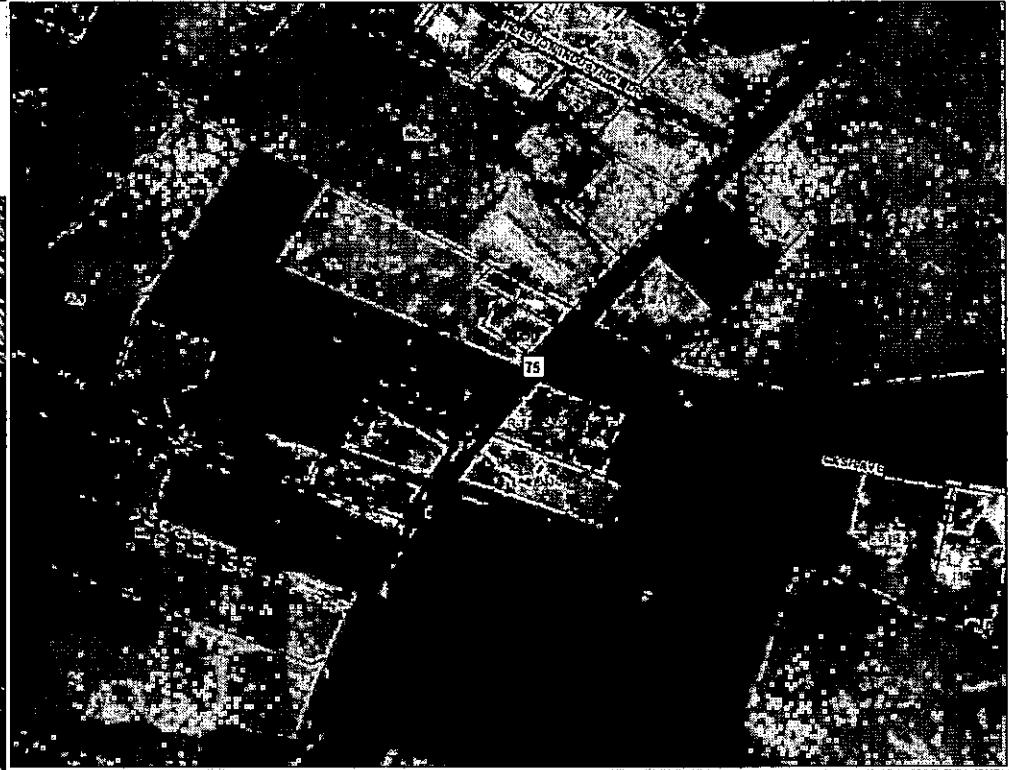
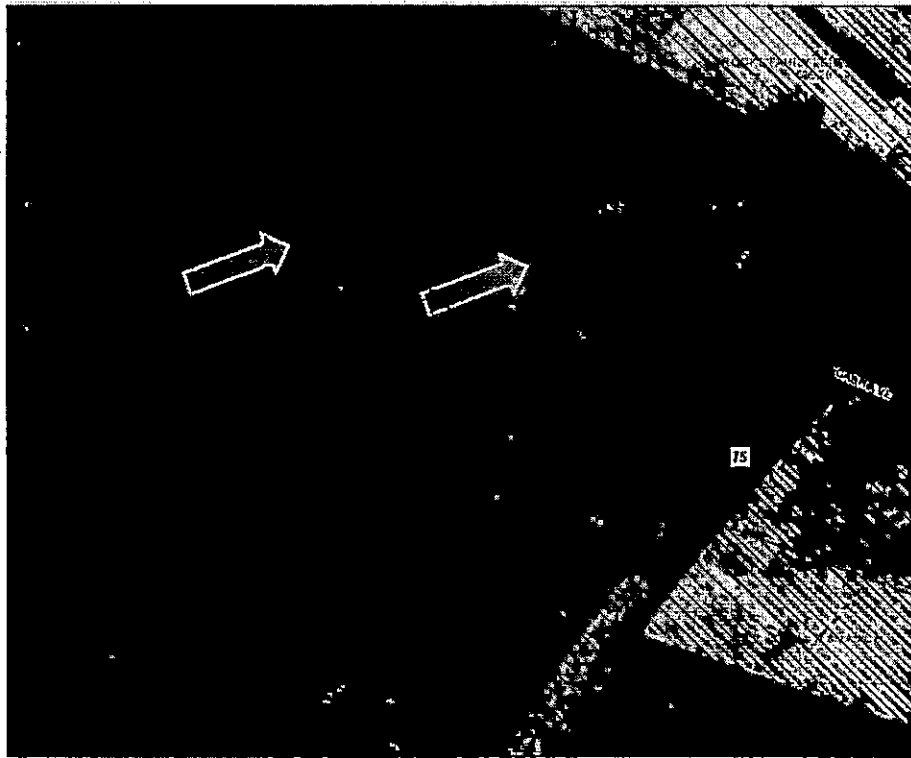


Date: November 25, 2024
County: Sullivan
Owner: DENTON HOYT, H &
Address: HWY 75 2144
Parcel Number: 079 091.20
Deeded Acreage: 2.1
Calculated Acreage: 0
Date of TDOT Imagery: 2019
Date of Vexcel Imagery: 2023

1:2,257
0.00 0.01 0.02 0.03 0.04 0.05 0.06 0.07 0.08 0.09 0.10
0.11 0.12 0.13 0.14 0.15 0.16 0.17 0.18 0.19 0.20
This document is a computer-generated map. It is not a substitute for a survey or other legal document. It is not intended to be used for any purpose other than for information. The accuracy of the information is not guaranteed. The user assumes all responsibility for the use of this information.

0389

Land Use Plan and Existing Zoning Plan



Address Data Source:
 Address Source: Esri GeoBilt
 MapScale: 1:1000
 Address Type: JC (21)
 Address: Broad B15

Notice:
 Aerial imagery is not a legal document and should not be used for legal purposes. It cannot be used to establish boundaries, areas or features and survey accuracy. Aerial imagery is not a substitute for a professional survey. The data of this map is subject to the terms of the license agreement for the data source. All users of this map are advised to verify the accuracy of the data for their intended use.

Legend:

- County Line
- Lot Numbers
- Lot Lines / Parcel Hooks
- Parcel Acres
- Parcel Numbers
- Parcel Lines
- Current Zoning
- A-1
- A-2
- B-3
- M-1
- PD-D-2
- R-1


Sullivan County, TN
Planning and Codes Dept.



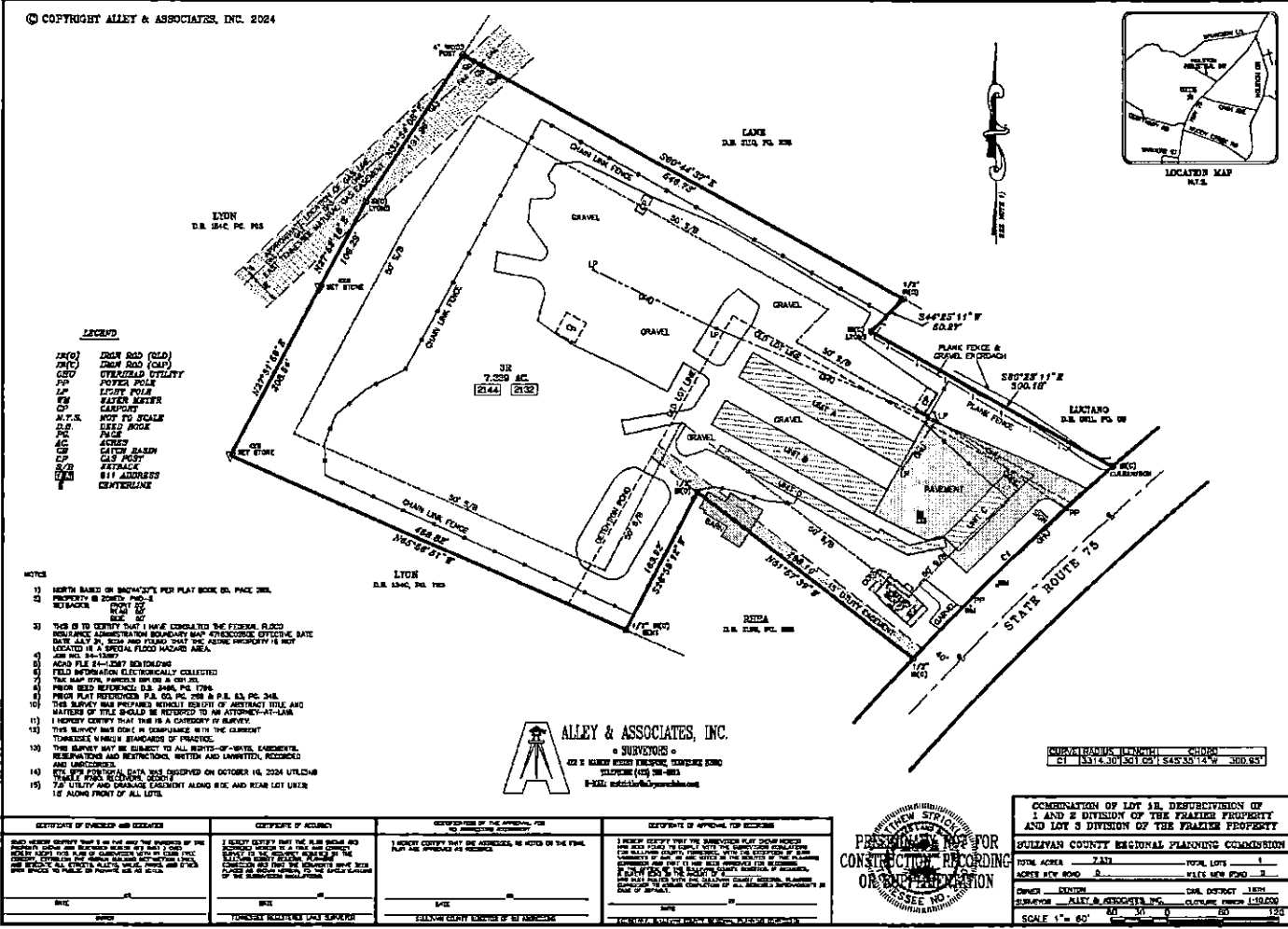


Sullivan County, TN
Planning and Codes Dept.

Commercial
 General
 Commercial
 Medium-Density
 High-Density
 Low-Density Res




0390



- LEGEND**
- 12(C) DRAIN ROAD (RED)
 - 12(C) DRAIN ROAD (CUP)
 - CUV DRAINAGE UTILITY
 - FP FENCE POLE
 - LP LIGHT POLE
 - WATER METER
 - EM
 - CP CONDUIT
 - A.F.S. NOT TO SCALE
 - S.P. SLEEPER
 - MC MAIL
 - AC ACCESS
 - CB CATCH BASIN
 - CS CURB
 - S/S SIDEWALK
 - 111 ADDRESS
 - 12(C) CENTERLINE

- NOTES**
- 1) NORTH BASED ON BENCHMARK, PER PLAT BOOK 60, PAGE 208.
 - 2) PROPERTY IS BOUND BY:
 - WEST BY
 - EAST BY
 - SOUTH BY
 - 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP AND DETERMINED EFFECTIVE DATE DATE IS 11/20/2018 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 4) A.C. FILE # - 1847 BENTONING
 - 5) FIELD INFORMATION ELECTRONICALLY COLLECTED
 - 6) THE MAP DATA, PARCELS SHOWN IS ON 18.
 - 7) A.C. FILE # - 1847 BENTONING
 - 8) PLAT REFERENCE: D.R. 184A, P.C. 184
 - 9) PLAT REFERENCE: P.L. 60, P.C. 208 & P.L. 61, P.C. 248.
 - 10) THIS SURVEY WAS PREPARED ENTIRELY IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF A PROFESSIONAL SURVEYOR.
 - 11) I HEREBY CERTIFY THAT THIS IS A CORRECT COPY OF THE SURVEY.
 - 12) THIS SURVEY WAS DONE IN ACCORDANCE WITH THE CURRENT KNOWLEDGE AND STANDARDS OF PRACTICE.
 - 13) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS AND RESTRICTIONS, WITHIN AND WITHOUT RECORD, AND UNRECORDED.
 - 14) ALL SURVEY DATA WAS OBTAINED ON OCTOBER 16, 2024 UTILIZING TRIMBLE 5600 SURVEYING EQUIPMENT.
 - 15) ALL UTILITY AND EASEMENT LOCATIONS ALONG 80C AND REAR LOT LINE ARE ALONG FRONT OF ALL LOTS.

ALLEY & ASSOCIATES, INC.
 a SURVEYORS
 222 S. MAIN STREET, SUITE 2000, OKLAHOMA CITY, OKLAHOMA 73102
 P-405.263.1111

COURT RECORDS 11-11-2024
 1514-301501-057-84533-14-W-360-05

COMBINATION OF LOT 18, SUBDIVISION OF 1 AND 2 DIVISION OF THE FRAZIER PROPERTY AND LOT 3 DIVISION OF THE FRAZIER PROPERTY
SULLIVAN COUNTY REGIONAL PLANNING COMMISSION

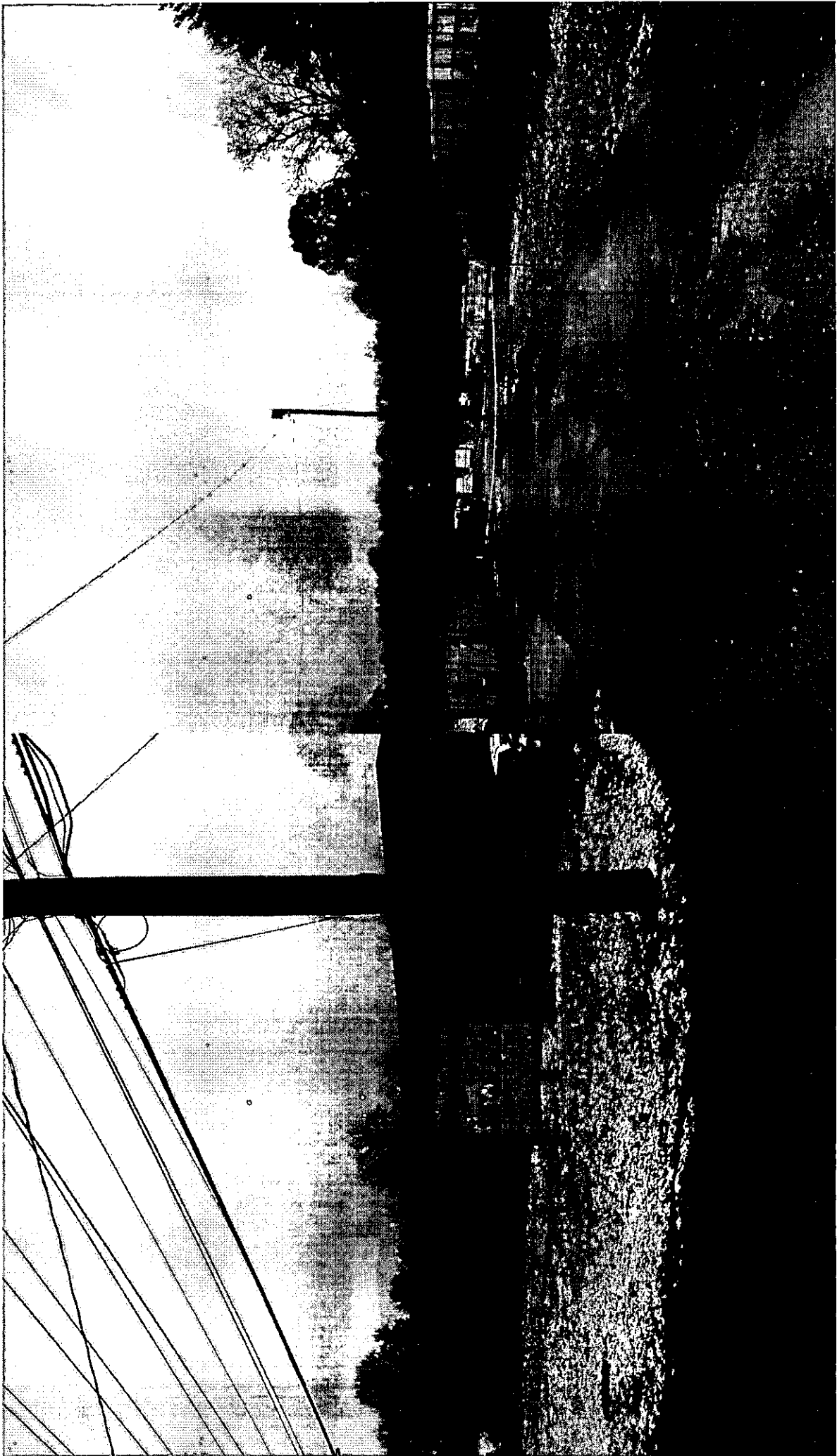
FORM ACRES 7.220 TOTAL LOTS 1
 ACRES BY ROAD 2.000 VETS VETS FUND 3
 OWNER LYON ALLEY & ASSOCIATES, INC. CDA DISTRICT 1800
 SURVEYOR ALLEY & ASSOCIATES, INC. COUNTY RECORD 140200
 SCALE 1" = 60' 60 30 0 60 120

CERTIFICATE OF FINISHED AND RECORDED	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL FOR THE APPROVED RECORD	CERTIFICATE OF APPROVAL FOR RECORDS
I HEREBY CERTIFY THAT I AM THE SURVEYOR OF THE PROPERTY AND THAT I HAVE BEEN LICENSED BY THE STATE OF OKLAHOMA AND THAT I HAVE BEEN LICENSED IN THE COUNTY OF SULLIVAN COUNTY, OKLAHOMA. I HAVE BEEN LICENSED IN THE COUNTY OF SULLIVAN COUNTY, OKLAHOMA. I HAVE BEEN LICENSED IN THE COUNTY OF SULLIVAN COUNTY, OKLAHOMA.	I HEREBY CERTIFY THAT THE SURVEY WAS DONE IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF A PROFESSIONAL SURVEYOR. I HAVE BEEN LICENSED BY THE STATE OF OKLAHOMA AND THAT I HAVE BEEN LICENSED IN THE COUNTY OF SULLIVAN COUNTY, OKLAHOMA.	I HEREBY CERTIFY THAT THE ADDRESS IS AS SHOWN ON THIS PLAT AND THAT I HAVE BEEN LICENSED BY THE STATE OF OKLAHOMA AND THAT I HAVE BEEN LICENSED IN THE COUNTY OF SULLIVAN COUNTY, OKLAHOMA.	I HEREBY CERTIFY THAT THE SURVEY WAS DONE IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF A PROFESSIONAL SURVEYOR. I HAVE BEEN LICENSED BY THE STATE OF OKLAHOMA AND THAT I HAVE BEEN LICENSED IN THE COUNTY OF SULLIVAN COUNTY, OKLAHOMA.
SURVEYOR	SURVEYOR	SURVEYOR	SURVEYOR
TIMOTHY MICHAEL LANE SURVEYOR	TIMOTHY MICHAEL LANE SURVEYOR	TIMOTHY MICHAEL LANE SURVEYOR	TIMOTHY MICHAEL LANE SURVEYOR



Combination Plat of both parcels to remove interior setbacks and easements. Plans to expand in rear and side yard.

0391



0392

Case #3

A-1 to RRC
Rural Retreat Cabin Development
Tax Map 069, Parcels 147, 147.05 and 150.08
510 & 525 Sand Bar Road, Bristol

for Anthony Vella

Sullivan County Regional Planning Commission
voted to send an UNFAVORABLE recommendation
to the County Commission

Sullivan County Rural Area
South Holston River

Civil District 1st
Commission District 1st
(Hayes)

Sullivan County - Parcel: 069 - 150.08

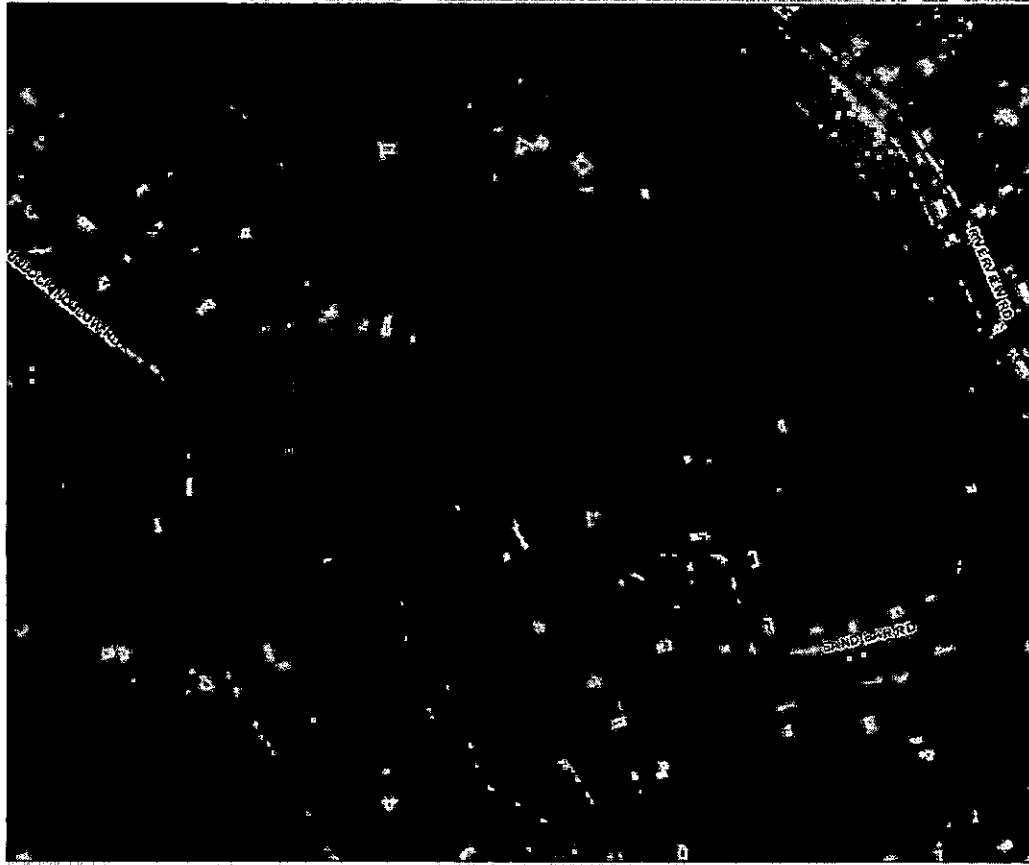


Date: November 21, 2024
County: Sullivan
Owner: COOTIE BROWNS INC
Address: SAND BAR RD 525
Parcel Number: 069 150.08
Deeded Acreage: 0.47
Calculated Acreage: 0
Date of TDOT Imagery: 2010
Date of Aerial Imagery: 2023

0 0.01 0.02 0.03 0.04 0.05
0 10.22 0.04 0.09 km
Sullivan County Regional Planning Commission, 1000 N. Main Street, Bristol, TN 37620
Sullivan County, TN, 37620, USA. US Census Bureau, GIS, USGS, State of Tennessee, Department of the Treasury, Division of Property Assessment (DPA).
This property data was compiled from information submitted by land owners to the county's office and other authoritative sources of property ownership in any part of the county.
Date of Aerial Imagery: 2023

0393

Land Use Plan and Existing Zoning Plan

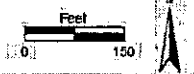


Address Data Source:
 2015 - Aerial Image
 2016 - Aerial Image

- Buildings
- County Line
- Lot Numbers
- Exit Lines / Parcel
- Roads
- Parcel ACIRs
- Parcel Numbers
- Parcel Owners
- Parcel Lines
- Current Zoning
- A-1
- Water



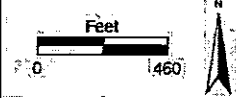
Sullivan County, TN
 Planning and Codes Dept.



- Land Use Plan: 2008-2026
- Ag / Single Fam
- Res
- Ag / Open Space
- Mobile Home Park
- Water
- 2015 - Aerial Image
- 2016 - Aerial Image

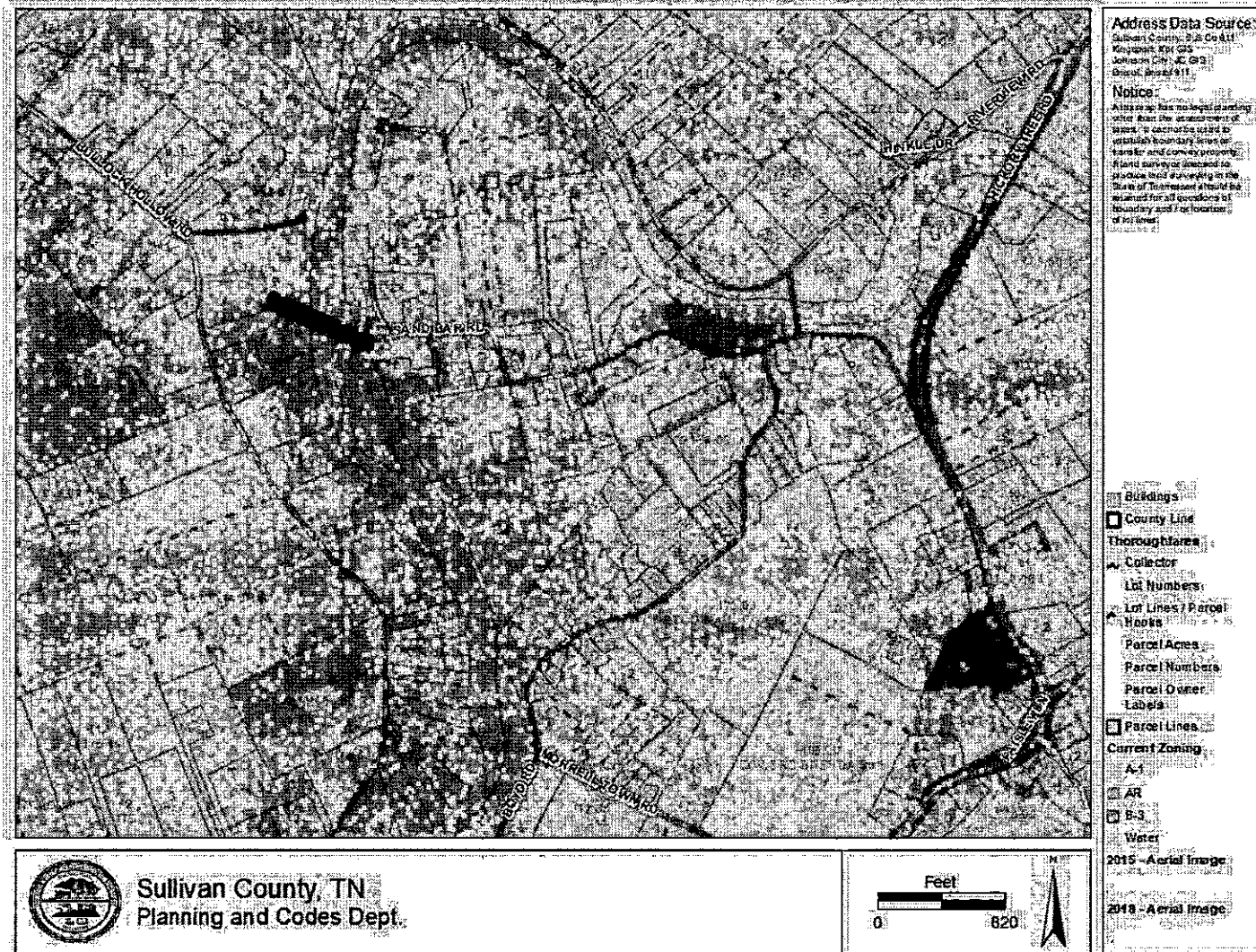


Sullivan County, TN
 Planning and Codes Dept.

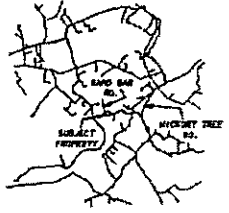


0394

Broader view zoning map



0395



LOCATION MAP - HTS

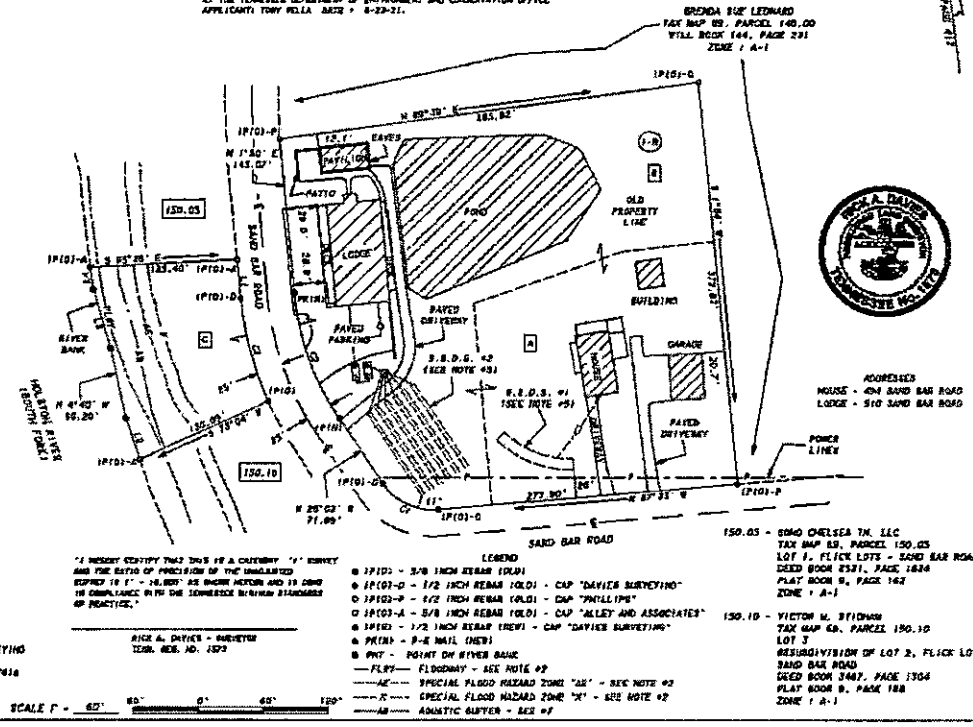
- NOTE #1: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE PLUMB AND, THEREFORE, BEYOND THE USUAL CARES OF A SURVEYOR AND CONDUCTED UNDER A REPORT MADE SPECIAL.
- NOTE #2: THE PORTION OF THE COMBINED PARCEL AS SHOWN ON THE REVERSE SIDE OF SAND BAR ROAD IS NOT SUBJECT TO EASEMENT, SPECIAL FLOOD HAZARD ZONE "AS" AND "X" - REFERENCE FLOOD INSURANCE RATE MAP (FIRM) 150-05 - EFFECTIVE DATE SEPTEMBER 01, 2009. PLUMBING AND SPECIAL FLOOD HAZARD ZONE RECORDED AS OWNERS WERE DOWNGRADED FROM THE F.B.M.A. FLOOD HAZARD LATER DATE AND OVERLAYS IN CHARGE.
- NOTE #3: THE PORTION OF THE COMBINED PARCEL AS SHOWN ON THE EASTERLY SIDE OF SAND BAR ROAD IS NOT SUBJECT TO A SPECIAL FLOOD HAZARD ZONE - REFERENCE ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) 150-05 - EFFECTIVE DATE SEPTEMBER 01, 2009.
- NOTE #4: THERE IS ADEQUATE ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR EDGE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT, SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORMWATER ELEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE HULLHAVEN COUNTY REGIONAL PLANNING COMMISSION.
- NOTE #5: ANY FUTURE CONSTRUCTION MUST COMPLY WITH BUILDING RESTRICTIONS OF THE HULLHAVEN COUNTY ZONING RESOLUTION IN EFFECT AT THE TIME OF SAID CONSTRUCTION.
- NOTE #6: THE SIZE AND LOCATION OF SUBSURFACE SEWER DISPOSAL SYSTEM IS SERVING THE HOUSE AS SHOWN IS BASED ON U.S.S. PERMIT ON FILE AT THE HULLHAVEN COUNTY DEPARTMENT OF ENVIRONMENT AND CONSERVATION OFFICE APPLICANT TONY VELLA DATE: 1-29-21.
- NOTE #7: THE SIZE AND LOCATION OF SUBSURFACE SEWER DISPOSAL SYSTEM AS SHOWN IS BASED ON PERMIT ON FILE AT U.S.S. PERMIT ON FILE AT THE HULLHAVEN COUNTY DEPARTMENT OF ENVIRONMENT AND CONSERVATION OFFICE APPLICANT TONY VELLA DATE: 8-23-21.

- NOTE #8: THE HOUSE AND LOTS AS SHOWN ARE ALREADY SURVEYED WITH PUBLIC UTILITIES, INCLUDING ELECTRIC POWER AND WATER.
- NOTE #9: A MINIMUM TWENTY-FIVE (25) FOOT PERMANENT UNIMPROVED BUFFER SHALL BE PROVIDED FROM THE TOP OF BANK ALONG BOTH SIDES OF STREAMS OR BOTH OF THE STREAM EXCEPT AS NECESSARY FOR THE CONFINEMENT OF THE STREAM FOR INSTALLATION OF UTILITIES, DEVELOPMENT OF PONDS, OR CONSTRUCTION OF OUTFALLS FOR STORMWATER FACILITIES. RELATED CHANNELS, IMPROVEMENTS AND THE EROSION OF STREAMS SHALL BE TO ENHANCE THE EXISTING BUFFER. DRAIN UTILITY, ROAD, AND STORMWATER OUTFALL DISTURBANCES SHALL BE DESIGNED TO MINIMIZE DISTURBANCES AND IMPACT THE STREAM AND ITS AFFLUENTS.
- NOTE #10: ANY DISTURBANCE TO A STREAM OR WETLAND INVOLVED IN AN ENVIRONMENTAL RESOURCE ALLOCATION PERMIT THROUGH THE STATE OF FLORIDA, BEFORE CONSTRUCTION, A 25 FOOT AVERAGE 1/8 ACRE MINIMUM UNIMPROVED BUFFER IS ENVIRONMENTALLY SENSITIVE. SHALL BE PROVIDED FROM THE TOP OF THE STREAM BANK. IF THE STREAM IS INSTALLED OR STREAMBED INSTALLED OR AN EXCEPTIONAL WATER OF THE STATE, THE UNIMPROVED BUFFER BEFORE CONSTRUCTION IS MINIMUM TO A 25 FOOT AVERAGE (25 FOOT MINIMUM), OR CONVEYANCE CHANNELS.
- NOTE #11: REFERENCE ARTICLE 11(1), SECTION 180, SUBSECTION 8-103.9 OF THE HULLHAVEN COUNTY ZONING RESOLUTION.

CURVE	ARC LENGTH	RADIUS	CHORD
C 1	50.02'	34.97'	8 50' 47" W 88.23'
C 2	104.02'	235.00'	8 12' 00" W 128.00'
C 3	83.27'	305.00'	8 7' 32" E 86.02'

LINE	BEARING	DISTANCE
L 1	S 1° 41' 1" W	28.89'
L 2	N 13° 48' 1" W	41.46'
L 3	N 8° 49' 1" W	37.04'
L 4	N 7° 57' 1" W	30.23'

EAST BOUNDARY OF PARCEL 150-05



"I HEREBY CERTIFY THAT THIS IS A CORRECT AND TRUE SURVEY AND THE BASIS OF PRECISION OF THE UNIMPROVED BOUNDARY IS 1/4" - 1/8" PER 100 FEET AND IS DONE IN COMPLIANCE WITH THE CONSUMER PROTECTION STANDARDS OF PRACTICE."

RICK A. DAVIES - SURVEYOR
 T288, REG. NO. 1572

DAVIES LAND SURVEYING
 P.O. BOX 133
 HULF CREEK, TN 37616



HULLHAVEN COUNTY REGIONAL PLANNING COMMISSION

Application Name: VELLA PROPERTY - SAND BAR ROAD - COMBINATION
 Owner: RICK A. DAVIES
 Address: 510 SAND BAR ROAD
 Total Acres: 2.21 Total Lots: 2 Change From: 1.718,800
 Scale: 1" = 60' Easement

CERTIFICATE OF COMPLETION AND DEDICATION
 This plat was filed on this day of the month of the year 2021 and is hereby certified as correct and true and is hereby approved for recording and publication in the public records of the county of the State of Florida. The plat was filed in the office of the county clerk of the county of the State of Florida on this day of the month of the year 2021.

CERTIFICATE OF ACCURACY
 I hereby certify that the plat shown and described herein is a true and correct copy of the original plat as shown to me by the applicant and that the same is in accordance with the laws of the State of Florida.

CERTIFICATE OF APPROVAL OF STREETS
 I hereby certify that the plat shown and described herein is in accordance with the laws of the State of Florida and that the same is in accordance with the laws of the State of Florida.

CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEMS
 I hereby certify that the plat shown and described herein is in accordance with the laws of the State of Florida and that the same is in accordance with the laws of the State of Florida.

CERTIFICATE OF APPROVAL FOR AN ACRESAGE AGREEMENT
 I hereby certify that the plat shown and described herein is in accordance with the laws of the State of Florida and that the same is in accordance with the laws of the State of Florida.

HULLHAVEN COUNTY BOARD OF SUPERVISORS

CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the plat shown and described herein is in accordance with the laws of the State of Florida and that the same is in accordance with the laws of the State of Florida.

HULLHAVEN COUNTY REGIONAL PLANNING COMMISSION

SECRETARY OF THE HULLHAVEN COUNTY REGIONAL PLANNING COMMISSION

1-B - A - TAX MAP 40, PARCEL 147.05
 LOT 1, ANTHONY AND CHRISTINA VELLA PROPERTY
 - SAND BAR ROAD
 DEED BOOK 2823, PAGE 822
 PLAT BOOK D, PAGE 202
 1.08 ACRES

B - TAX MAP 89, PARCEL 147.05
 LOT 2-B, VELLA PROPERTY - SAND BAR ROAD - COMBINATION
 DEED BOOK 2824, PAGE 822
 PLAT BOOK 37, PAGE 417
 1.08 ACRES

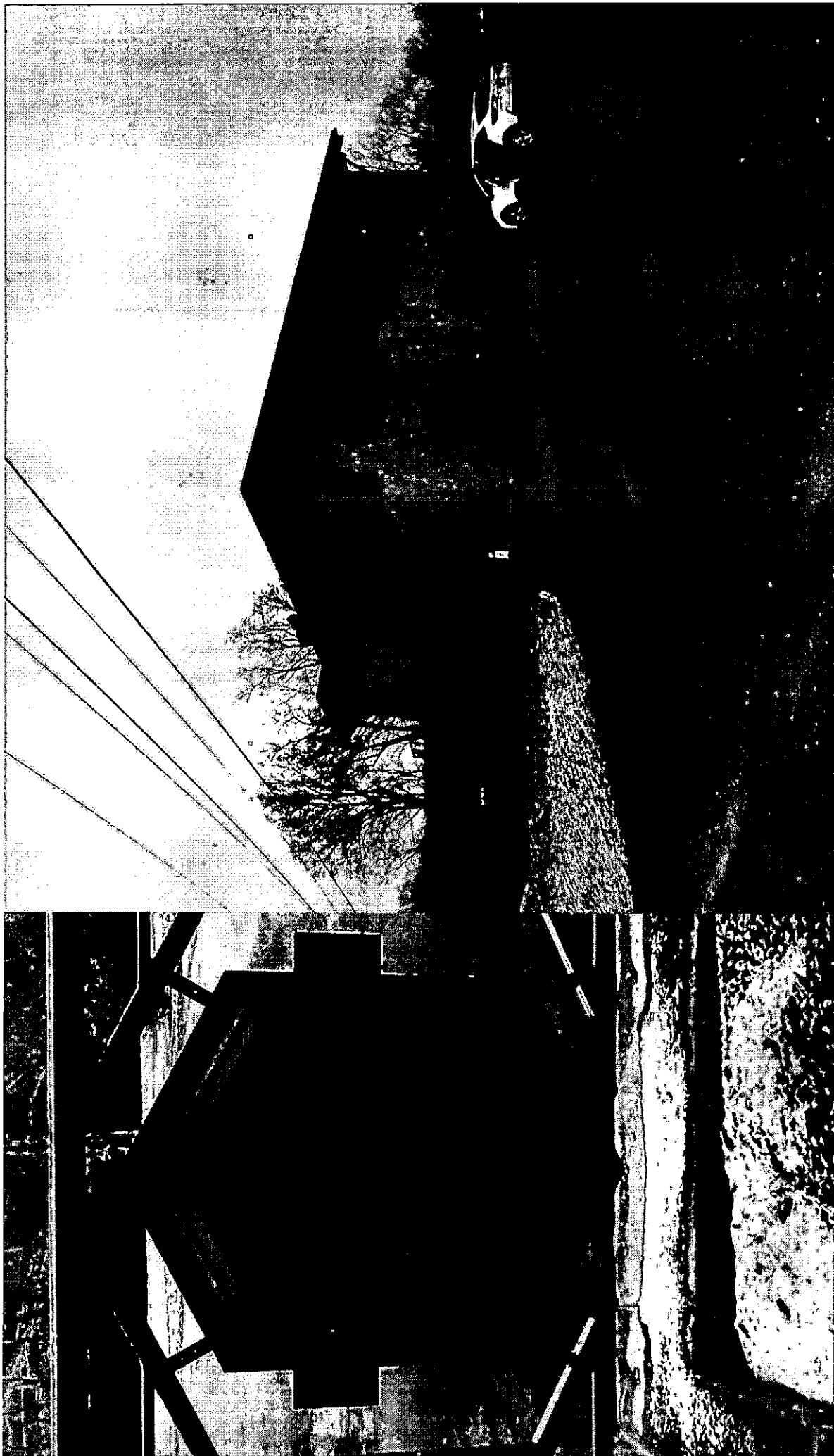
C - TAX MAP 89, PARCEL 130.04
 LOT 2, RECONFIGURATION OF LOT 2, FLICK LOTS - SAND BAR ROAD
 DEED BOOK 2150, PAGE 935
 PLAT BOOK 8, PAGE 158
 0.77 ACRES

C-2828 / 112084C
 THIS PARCEL 47.00

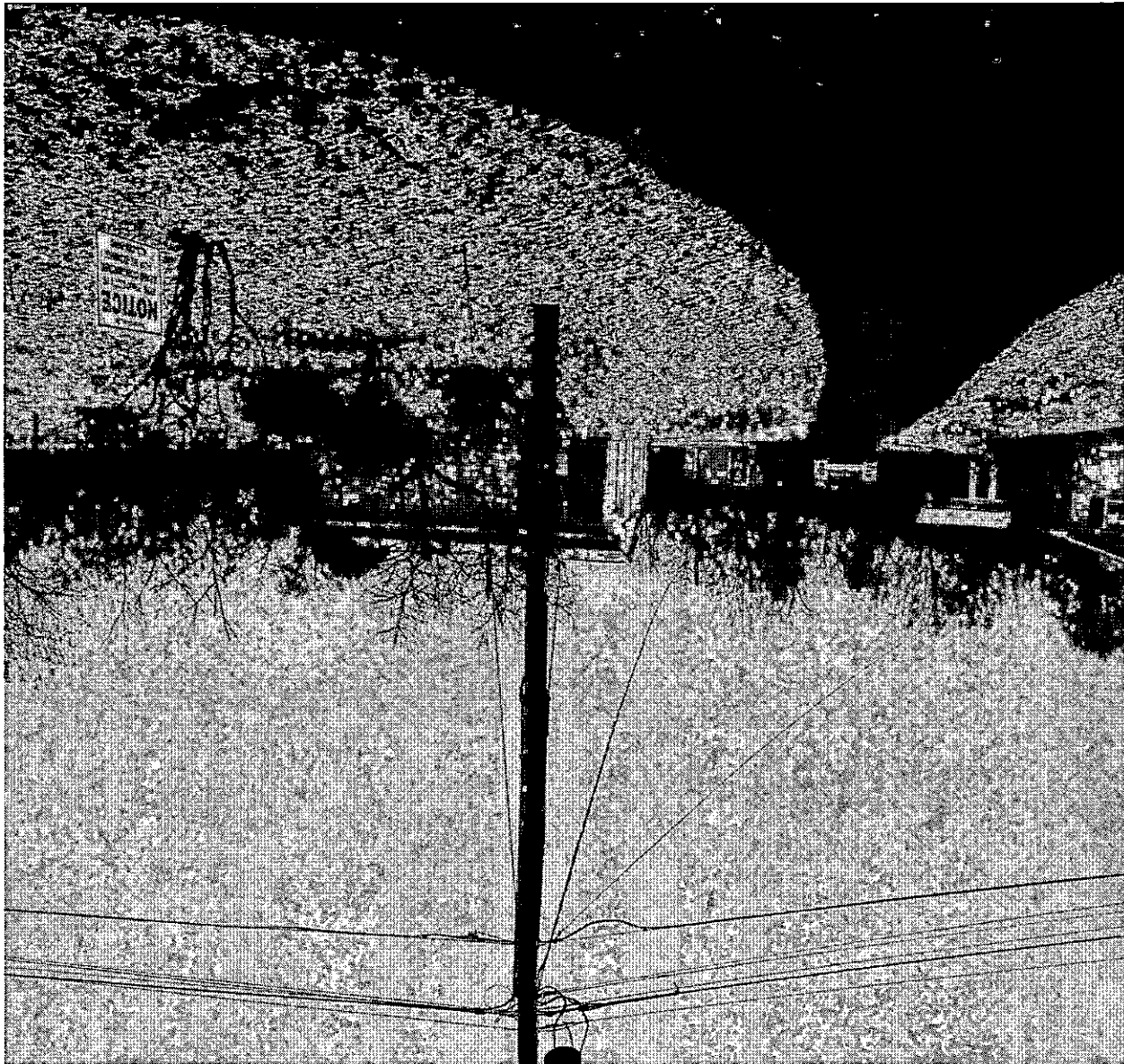
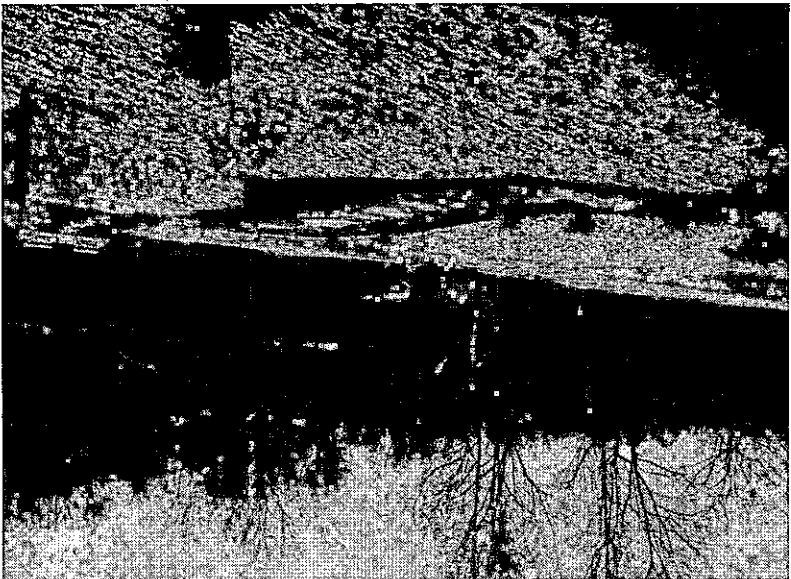
If rezoning approved, lots will be combined by survey plat to meet the 3-acre minimum lot size

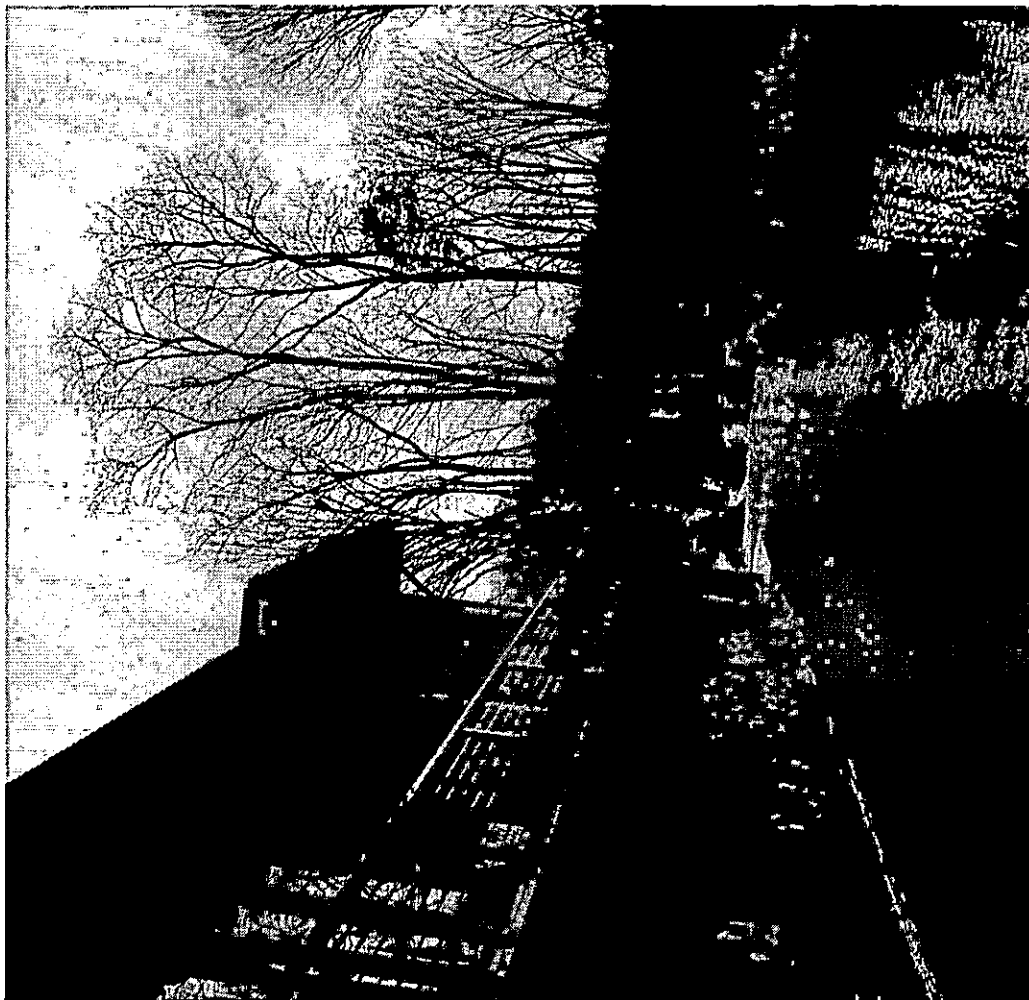
0396

0397



0398





COUNTY COMMISSION WORK SESSION

January 09, 2025

0400

- ❖ Presentations & Guest Speakers
 - 1) Gene Cossey, CEO Tri-Cities Airport Authority.
 - 2) John Rose, Executive Director of BRIDGE, presentation of LOI and explanation of how \$10,000 per month will be used.
- ❖ Public Comment: Agenda Items
- ❖ Review of Old Business and Draft Resolutions
- ❖ Announcements
- ❖ Public Comment: Non-Agenda Items
- ❖ Conclusion of Work Session

OLD BUSINESS

Item 1 Resolution No. 2024-11-09 Resolution No. 2024-12-16

Sponsors: Slagle/Harvey

RESOLUTION TO SUPPORT NEW PASSENGER AIR SERVICE AT TRI-CITIES AIRPORT.

DRAFT RESOLUTIONS

Item 2 Resolution No. to be assigned.

Sponsors: Vanover/Ireson

RESOLUTION TO RECOGNIZE THE FY 2025 STATE SPECIAL EDUCATION PRESCHOOL GRANT FUNDS IN THE GENERAL PURPOSE SCHOOL FUND.

Item 3 Resolution No. to be assigned.

Sponsors: Crosswhite/Vanover

RESOLUTION to APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE TO THE PROJECT OF RENOVATION TO THE SULLIVAN EAST HIGH SCHOOL PRESS BOX.

Item 4 Resolution No. to be assigned.

Sponsors: Vanover/Ireson

RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY SCHOOL BOARD TO ENTER INTO A LOAN AGREEMENT THROUGH THE ENERGY EFFICIENT SCHOOLS INITIATIVE FOR THE PURCHASE AND INSTALLATION OF LED LIGHTING AND CONTROLS.

Item 5 Resolution No. to be assigned.

Sponsors: Crosswhite/Vanover

RESOLUTION to APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE TO THE PROJECT OF CEILING RESTORATION AT SULLIVAN CENTRAL MIDDLE SCHOOL.

Item 6 Resolution No. to be assigned.

Sponsors: Vanover/Crawford

RESOLUTION TO ACCEPT AND APPROPRIATE \$191,938 IN RECYCLING EQUIPMENT GRANT FUNDS TO THE SULLIVAN COUNTY'S SOLID WASTE DEPARTMENT FROM THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION.

Item 7 Resolution No. to be assigned.

Sponsors: Stidham/Cole

RESOLUTION FOR ACCEPTING AND REAPPROPRIATING FUNDS FOR COURT SECURITY IMPROVEMENTS.

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

0402

Old Business
Item 1
Resolution No. 2024-12-16

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 19th day of December 2024.

RESOLUTION TO SUPPORT NEW PASSENGER AIR SERVICE AT TRI-CITIES AIRPORT.

WHEREAS, the Sullivan County Commission adopted Resolution No. 2024-11-03 authorizing the county to enter into an agreement with Bridge to incentivize new passenger service at Tri-Cities Airport; and

WHEREAS, as stated in Resolution No. 2024-11-03, “Bridge is a privately funded regional economic development organization”; and

WHEREAS, Resolution No. 2024-11-03 designated up to \$10,000 a month, from Sullivan County Portion of the hotel/motel tax revenues over two years (a total of \$240,000) to assist the airport in funding revenue guarantees to incentivize new passenger service routes; and

WHEREAS, the Sullivan County Commission hereby expresses their support for assisting the airport in funding revenue guarantees to incentivize new passenger service routes; and

WHEREAS, the Sullivan County Commission directs that the \$10,000 a month from hotel/motel tax revenues over two years (a total of up to \$240,000) be held in trust in accounts appropriately determined by the office of the Sullivan County Department of Accounts and Budgets; and

WHEREAS, the Sullivan County Commission hereby recognizes the existence of other economic development organizations such as Sullivan County Networks; and

WHEREAS, the Sullivan County Commission hereby acknowledges that a plan of action for funding by additional regional private and public organizations has not been presented or considered; and

WHEREAS, the Sullivan County Commission hereby acknowledges that the airport’s campaign for air service expansion has not matured to a point of final consideration.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Sullivan County hereby directs that the funding designated in Resolution No. 2024-11-03 be held in trust by Sullivan County until such time as the funding is to be allocated to an organization that is to be determined by resolution duly adopted by vote of the Sullivan County Commission.

CONTINUED

Item 1
Resolution No. 2024-12-16

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

Duly passed and approved this 16th day of January 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

Item 1
Resolution No. 2024-12-16

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___ following at or about the following time _____ by the following method

Mayor, Sullivan County

Sponsor: Commissioner Matt Slagle
Cosponsors: Commissioner Cheryl Harvey

ACTIONS: 01/09/24 Sponsor requested resolution be heard at the Regular Session on 01/16/24

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

0404

Item 2
Draft Resolution, No. 2025-01-XX

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of January 2025.

RESOLUTION TO RECOGNIZE THE FY 2025 STATE SPECIAL EDUCATION PRESCHOOL GRANT FUNDS IN THE GENERAL PURPOSE SCHOOL FUND.

WHEREAS, the Sullivan County Department of Education has received funding through the state of Tennessee to support Special Education Preschool; and

WHEREAS, the funds granted to Sullivan County Department of Education for the 2024-25 year are \$182,257.10.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the Sullivan County Department of Education to recognize said grant funds in the General Purpose School Fund; not to exceed the above amount (\$182,257.10). The revenue and expenditure account codes for the grant are as follows:

Account Number	Account Description	Amount
46515-721	Other State Grants	182,257.10
71200-116-721	Teachers	126,957.10
71200-201-721	Social Security	8,000.00
71200-204-721	State Retirement	10,000.00
71200-206-721	Life Insurance	1,200.00
71200-207-721	Medical Insurance	26,500.00
71200-208-721	Dental Insurance	300.00
71200-212-721	Employer Medicare	3,700.00
72220-524-721	In-Service/Staff Dev.	5,600.00

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

Approved this 16th day of January 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:

0405

Teresa Jacobs, County Clerk

Item 2
Draft Resolution No. 2025-01-XX

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__ following at or about the following time _____ by the following method

Mayor, Sullivan County

Sponsor: Commissioner Zane Vanover

Cosponsors: Commissioner Mark Ireson; Commissioner Joyce Crosswhite

ACTIONS: 01/09/24 Sponsor requested resolution be placed on Consent agenda for Regular Session on 01/16/24

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

0406

Item 3
Draft Resolution No. 2025-01-XX

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of January 2025.

RESOLUTION to APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE TO THE PROJECT OF RENOVATION TO THE SULLIVAN EAST HIGH SCHOOL PRESS BOX.

WHEREAS on January 2, 2025, the Board of Education during its regularly scheduled meeting approved the expenditure from the Sullivan County Board of Education Undesignated Fund Balance to fund the additional costs of renovating the press box at Sullivan East High School; and,

WHEREAS the Board of Education approved a total expenditure from undesignated fund balance of up to \$27,000.00 for this project;

NOW THEREFORE BE IT FURTHER RESOLVED THAT the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the allocation of funds from the Sullivan County Board of Education Undesignated Fund Balance to the General Purpose School Budget in the amount of up to \$27,000.00 for the renovation of the Sullivan East High School press box.

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

Waiver of Rules Requested

Approved this 16th day of January 2025.

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

ATTEST: _____
Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk

CONTINUED

ACTION BY MAYOR

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

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

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

Mayor, Sullivan County

Sponsor: Commissioner Joyce Crosswhite

Cosponsors: Commissioner Mark Ireson; Commissioner Zane Vanover

ACTIONS: 01/09/24 Sponsor requested resolution be placed on Consent calendar for Regular Session on
01/16/24

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

0408

Item 4
Draft Resolution No. 2025-01-XX

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of January 2025.

RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY SCHOOL BOARD TO ENTER INTO A LOAN AGREEMENT THROUGH THE ENERGY EFFICIENT SCHOOLS INITIATIVE FOR THE PURCHASE AND INSTALLATION OF LED LIGHTING AND CONTROLS.

WHEREAS, there is available to Sullivan County, Tennessee, an Energy Efficient Schools Initiative loan agreement in accordance with T.C.A. § 49-17-101; and

WHEREAS, the Sullivan County School Board approved during the regularly scheduled meeting on January 2, 2025 a district-wide energy efficient LED lighting and controls project for the district; and

WHEREAS, the board also approved entering into a loan agreement with EESI. Said loan would be repaid over 9 years with a 1.5% interest rate for a total amount of \$2,211,080 to complete the project; and

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, approves the entering into of an Energy Efficient Schools Initiative loan agreement by the Sullivan County School Board in the amount of \$2,211,080 through the office of State and Local Finance as Loan Administrator under T.C.A. § 49-17-101 et seq. to be paid to the Energy Efficient Schools Council of the State of Tennessee at one and a half percent (1.5%) to be paid over nine (9) years in equal payments .

Waiver of the Rules Requested

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

Duly passed and approved this 16th day of January, 2025.

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

ATTEST: _____
Teresa Jacobs, County Clerk

CONTINUED

Item 4 0409

**Draft Resolution
No. To be assigned 2025-01-XX**

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

**Item 4
Draft Resolution No. 2025-01-XX**

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__ following at or about the following time _____ by the following method

Mayor, Sullivan County

Sponsor: Commissioner Joyce Crosswhite.

Cosponsors: Commissioner Zane Vanover; Commissioner Mark Ireson.

ACTIONS: 0/09/24 Sponsor requested resolution be placed on Consent calendar for Regular Session on 01/16/24

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

20410

Item 5
Draft Resolution No. 2025-01-XX

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of January 2025.

RESOLUTION to APPROVE AN EXPENDITURE/APPROPRIATION FROM THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE SCHOOL FUND UNDESIGNATED FUND BALANCE TO THE PROJECT OF CEILING RESTORATION AT SULLIVAN CENTRAL MIDDLE SCHOOL.

WHEREAS on January 2, 2025, the Board of Education during its regularly scheduled meeting approved the expenditure from the Sullivan County Board of Education Undesignated Fund Balance to fund the painting of the ceilings of the Sullivan Central Middle School; and,

WHEREAS the Board of Education approved a total expenditure from undesignated fund balance of up to \$150,000.00 for this project;

NOW THEREFORE BE IT FURTHER RESOLVED THAT the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the allocation of funds from the Sullivan County Board of Education Undesignated Fund Balance to the General Purpose School Budget in the amount of up to \$150,000.00 for the restoration of the ceilings at Sullivan Central Middle School.

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

Waiver of Rules Requested

Duly passed and approved this 16th day of January, 2025.

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

ATTEST: _____
Teresa Jacobs, County Clerk

CONTINUED

**Item 5
Draft Resolution
No. To be assigned 2025-01-XX**

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

**Item 5
Draft Resolution No. 2025-01-XX**

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___ following at or about the following time _____ by the following method

Mayor, Sullivan County

Sponsor: Commissioner Joyce Crosswhite.
Cosponsors: Commissioner Zane Vanover; Commissioner Mark Ireson.

ACTIONS: 01/09/24 Sponsor requested resolution be placed on Consent calendar for Regular Session on 01/16/24

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

0412

Item 6
Draft Resolution No. 2025-01-XX

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of January 2025

RESOLUTION TO ACCEPT AND APPROPRIATE \$191,938 IN RECYCLING EQUIPMENT GRANT FUNDS TO THE SULLIVAN COUNTY'S SOLID WASTE DEPARTMENT FROM THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION.

WHEREAS, the Tennessee Department of Environment and Conservation (TDEC) has awarded a grant to Sullivan County Solid Waste Department for the purchase and installation of recycling equipment in order to support environmental sustainability and waste reduction efforts; and

WHEREAS, the Sullivan County Commission approved the Solid Waste Department's application for this grant, by resolution, in September 2024; and

WHEREAS, the Solid Waste Department successfully met the eligibility criteria and submitted the necessary application for the recycling equipment grant, which aligns with the community's environmental goals; and

WHEREAS, the amount of the grant awarded Sullivan County is \$191,938.00 for the purpose of funding the purchase of recycling equipment, including necessary installation and operational costs; and

WHEREAS, the funds awarded will be utilized to enhance recycling efforts within the community, providing both immediate and long-term environmental benefits, as well as promoting sustainable practices in accordance with the Tennessee Conservation and Environment Department's mission; and

WHEREAS, Sullivan County recognizes the importance of proper management of grant funds and ensures compliance with all applicable laws, policies, and requirements associated with the grant; and

WHEREAS, the Solid Waste Department's share of funding from the grant application approved by the Tennessee Department of Environment and Conservation is in the amount of \$191,938.00 and no matching funds required;

NOW, THEREFORE, BE IT THAT THE BOARD OF COUNTY COMMISSIONERS OF SULLIVAN COUNTY, TENNESSEE, ASSEMBLED IN REGULAR SESSION, HEREBY APPROVES THE SOLID WASTE DIRECTOR TO ACCEPT RECYCLING EQUIPMENT FUNDS FROM THE STATE OF TENNESSEE IN THE AMOUNT OF \$191.938.00

BE IT FURTHER RESOLVED that Sullivan County is hereby authorized to appropriate and expend said grant funds; not to exceed the above amount (\$191,938.00), as required by the grant contract. The revenue and expenditure account codes for the grant are to be established by the Accounts and Budgets Department.

Acceptance of Grant Funds: That the grant funds in the amount of \$191,938.00 awarded by the Tennessee Conservation and Environment Department be formally accepted.

1. **Appropriation of Funds:** That the sum of \$191,938.00 be appropriated to the appropriate budget account(s) within the Solid Waste Department for the purpose of purchasing and installing recycling equipment, and for any necessary associated costs in accordance with the terms of the grant.
2. **Authorization to Execute Agreement:** That the Mayor of Sullivan County is hereby authorized and directed to sign any documents or agreements required to accept the grant, including any terms and conditions specified by the Tennessee Conservation and Environment Department.
3. **Compliance with Grant Terms:** That the Sullivan County will comply with all reporting and auditing requirements of the Tennessee Department of Environment and Conservation and will ensure the proper use of the funds for the intended purposes as outlined in the grant agreement.
4. **Effective Date:** This resolution shall be effective immediately upon its passage and adoption.

Duly passed and approved this 16th day of January, 2025.

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

ATTEST: _____
Teresa Jacobs, County Clerk

Item 6
Draft Resolution
No. To be assigned 2025-01-XX

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__ following at or about the following time _____ by the following method

Mayor, Sullivan County

Sponsor: Commissioner Zane Vanover

Cosponsors: Commissioner Larry Crawford, Commissioner Hershel Glover;

Commissioner Sam Jones. Crosswhite, everyone voting in the affirmative

ACTIONS: 01/09/24 Sponsor requested resolution be placed on Consent calendar for Regular Session
on 01/16/24

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

0415

Item 7
Draft Resolution, No. 2025-01-XX

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of January 2025.

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of January 2025.

RESOLUTION FOR ACCEPTING AND REAPPROPRIATING FUNDS FOR COURT SECURITY IMPROVEMENTS.

WHEREAS, the Tennessee Administrative Office of Courts (AOC) has issued an additional \$22,008.11 in funds for the completion of security upgrades at the Kingsport Justice Center and the Bristol Justice Center; and

WHEREAS, these funds will be used for the installation of ballistic panels in the General Sessions Clerk's office at the Kingsport Justice Center, the purchase and installation of a stand-alone fob system on the judicial and employee entrance of the Bristol Justice Center, and the purchase and installation of security cameras in courtrooms and secure corridors of the Bristol Justice Center; and

WHEREAS, the total amount available for these projects now includes a remaining balance of \$10,216.89 from prior appropriations, which must be reappropriated, in addition to the newly issued \$22,008.11, for the full scope of work; and

WHEREAS, these funds are part of a reimbursable AOC Court Security grant that will cover 100% of the cost of the approved items, with no monetary or in-kind match required by the receiving entity.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SULLIVAN COUNTY, TENNESSEE, ASSEMBLED IN REGULAR SESSION, HEREBY APPROVES THAT:

1. The remaining funds in the amount of \$10,216.89 from the previous appropriation be reappropriated for the purpose of completing the security upgrades outlined above.
2. The additional \$22,008.11 in AOC Court Security grant funds be accepted and appropriated for use in the following projects: a. The installation of ballistic panels in the General Sessions Clerk's office at the Kingsport Justice Center; b. The purchase and installation of a stand-alone fob system on the judicial and employee entrance of the Bristol Justice Center; c. The purchase and installation of security cameras in courtrooms and secure corridors of the Bristol Justice Center.
3. The total amount of funds, including the reappropriated \$10,216.89 and the newly issued \$22,008.11, will cover 100% of the costs associated with the

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purchase and installation of the aforementioned security equipment and upgrades.

4. The appropriate departments and staff are authorized to take the necessary steps to complete the projects and make purchases in accordance with the approved security grant items.

5. This resolution shall take effect immediately upon its adoption.

Duly passed and approved this 16th day of January 2025.

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

ATTEST: _____
Teresa Jacobs, County Clerk

Item 7
Draft Resolution
No. To be assigned 2025-01-XX

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

Item 7
Draft Resolution No. 2025-01-XX

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__ following at or about the following time _____ by the following method

Mayor, Sullivan County

Sponsor: Commissioner Gary Stidham
Cosponsor: Commissioner Michael Cole

ACTIONS: 01/09/24 Resolution was bumped from Consent agenda and will be heard at Regular Session on 01/16/24

SULLIVAN COUNTY BOARD OF COMMISSIONERS
WORK SESSION
Public Comment Non-Agenda Topics
January 9, 2025

PLEASE PRINT INFORMATION

	Name	Street Address	City
1	Mark Ireson	400 Wagon Wheel Ln	Kingsport
2	Victoria M. Hant	425 Rockhold	
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SULLIVAN COUNTY BOARD OF COMMISSIONERS
WORK SESSION
Public Comment on Agenda Items
January 9, 2025

PLEASE PRINT INFORMATION

	Name	Street Address	City
1	Mawren Christie	331 Warren Rd	Piney Flats
2	Carolyn Ferrell	5111	
3	Colin Wyll (re-zoning)	200 Rosehaven Ct	Kingsport
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Sullivan County

0420



AND THEREUPON COUNTY COMMISSION ADJOURNED AT 8:35 P.M. UPON MOTION MADE BY COMMISSIONER AKARD TO MEET AGAIN IN REGULAR SESSION ON JANUARY 16, 2025.

John Gardner

JOHN GARDNER

COMMISSION CHAIRMAN