

COUNTY COMMISSION-WORK SESSION

JUNE 11, 2026

BE IT REMEMBERED THAT:

COUNTY COMMISSION MET PURSUANT TO ADJOURNMENT IN MONTHLY WORK SESSION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS THIS THURSDAY EVENING, JUNE 11, 2026, AT 6:00 P.M. IN BLOUNTVILLE, TENNESSEE. PRESENT AND PRESIDING WAS CHAIRMAN JOHN GARDNER AND TERESA JACOBS, COUNTY CLERK OF SAID BOARD OF COMMISSIONERS,

TO WIT:

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

COMMISSIONERS PRESENT AND ANSWERING ROLL WERE AS FOLLOWS:

DAVID AKARD	
DARLENE CALTON	MARK IRESON
MICHAEL COLE	DWIGHT KING
LARRY CRAWFORD	TONY LEONARD
JOYCE CROSSWHITE	
JOHN GARDNER	JESSICA MEANS
HERSHEL GLOVER	ARCHIE PIERCE
CHERYL HARVEY	GARY STIDHAM
DAVID HAYES	ZANE VANOVER
BARRY HOPPER	TRAVIS WARD

18 PRESENT, 6 ABSENT
ABSENT AT ROLL CALL: CARR, CROSS,
HORNE, JONES, LOCKE, MCMURRAY
NOTE: CROSS IN AT 6:15 PM

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

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

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

Notice is hereby given to all members of the Board of County Commissioners, all residents of Sullivan County, Tennessee, and to any and all other persons interested, that two (2) open, public meetings of the Board of County Commission of Sullivan County will be held at the regular meeting place of the Board at the Courthouse in Blountville, Tennessee during the month of June 2026. The monthly Work Session and public hearing/voting on amendments to the Sullivan County Zoning Resolution will commence at the hour of 6:00 p.m. on Thursday evening, June 11, 2026, and the monthly Regular Session will commence at the hour of 6:00 p.m. on Thursday evening, June 18, 2026. Any person wishing to provide public comment at such meetings shall sign up on the provided sign-up sheet prior to the start of the meeting.

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

Teresa Jacobs
Sullivan County Clerk

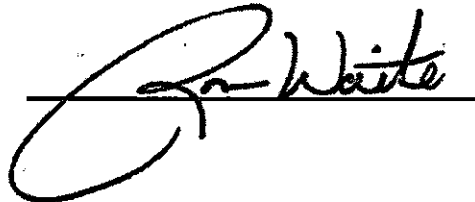
PUB1T: 6/4/26

0002

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

Publication Dates: 06/04/2026

Ad#: 15588

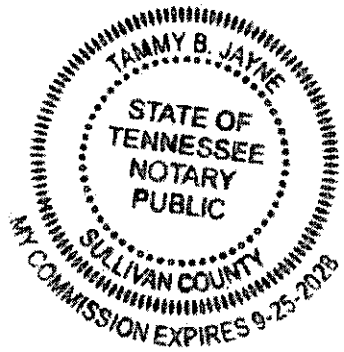


Ron Waite

Signed and sworn to before me
on 06/04/2026



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



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

Agenda subject voting report

Meeting name

Sullivan County Work Session June 11 2026

6/11/2026

4 Roll Call by Teresa Jacobs, County Clerk
Roll Call

0003

Description Roll Call
Chairman Gardner, John

Total vote result

Voting start time 6:03:40 PM
Voting stop time 6:04:14 PM
Voting configuration Roll Call - Attendances
Voting mode Open
Vote result

Present	18
Total Present	18
Total Seats	28
Absent	6

Group voting result

Group	Yes	Absent
No group	18	0
Total result	18	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	
Hopper, Barry ()	X	
Horne, Daniel ()		X
Ireson, Mark ()	X	
Jones, Sam ()		X
King, Dwight ()	X	
Leonard, Tony ()	X	
Locke, Hunter ()		X
McMurray, Joe ()		X
Means, Jessica ()	X	
Pierce, Archie ()	X	
Stidham, Gary ()	X	
Vanover, Zane ()	X	
Ward, Travis ()	X	

SULLIVAN COUNTY
Board of County Commissioners
Order of Business
June 11, 2026
6:00 p.m.

COUNTY COMMISSION REZONING HEARING & WORK SESSION

- ❖ Call to Order by Sheriff Jeff Cassidy
- ❖ Chairman John Gardner presiding
- ❖ Invocation
- ❖ Pledge to the American Flag
- ❖ Roll Call by Teresa Jacobs, Sullivan County Clerk

Rezoning Hearing

Item 1 Resolution No. 2026-05-01

Sponsors: Calton/Hayes

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

Case 1) Greg Raleigh, 118 Anco Place, Kingsport, R-1/R-3 to PBDS.
for purpose of operating a venue. 6th Commission District.

Public Hearing on Case #1/Raleigh

Vote on Case #1/Raleigh

Case 2) Zoning Text Amendment, PMD -3 District. Planned Manufacturing District
(Data and Energy Processing District).

Public Hearing on Case #2/Zoning Text Amendment

Vote on Case #2/Zoning Text Amendment

WORK SESSION

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

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

Item 1
Resolution No. 2026-06-01

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 11th day of June 2026.

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

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

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

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

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

Duly passed and approved this 11th day of June 2026.

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

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

Delivered to the Sullivan County Mayor or his secretary this the 23rd day of June 2026 at or about the following time 9:30 am by the following method: Air mail delivered

Teresa Jacobs
County Clerk, Sullivan County

CONTINUED

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: Richard A Venable
Mayor, Sullivan County

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

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

_____.

Mayor, Sullivan County

Introduced by: Commissioner Darlene Calton

Seconded by: Commissioner David Hayes

ACTIONS: 06/11/26 (Work Session) Approved 18 Yes, 6 Absent

Agenda subject voting report

Meeting name

Sullivan County Work Session June 11 2026

6/11/2026

0007

6 Item 1 Resolution No. 2026-06-01 Sponsors: Calton/Hayes

Description

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

Chairman

Gardner, John

Total vote result

Voting start time 6:05:21 PM
Voting stop time 6:05:45 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	18
Abstain	0
No	0
Total Present	18
Absent	6

Group voting result

Group	Yes	Absent
No group	18	0
Total result	18	0

Individual voting result

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

SULLIVAN COUNTY BOARD OF COMMISSIONERS
Rezoning Hearing
PUBLIC COMMENT ON ZONING CASES
June 11, 2026

PLEASE PRINT INFORMATION

	Name	Street Address	City
1	Allison Cathey	501 Hill Rd.	Kpt.
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			

Agenda subject voting report

Meeting name

Sullivan County Work Session June 11 2026

6/11/2026

7 Case 1
Vote

0009

Description

Case 1) Greg Raleigh, 118 Anco Place, R-1/R-3 to PDB/SC for purpose Automotive Repair Shop 13th Commission District.

Public Hearing on Case #1/Raleigh

Vote on Case #1/Raleigh

Chairman

Gardner, John

Total vote result

Voting start time 6:07:50 PM
Voting stop time 6:08:32 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	18
Abstain	0
No	0
Total Present	18
Absent	6

Group voting result

Group	Yes	Absent
No group	18	0
Total result	18	0

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()				X
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()				X
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Hopper, Barry ()	X			
Horne, Daniel ()				X
Ireson, Mark ()	X			
Jones, Sam ()				X
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()				X

Agenda subject voting report

0010

Meeting name

Sullivan County Work Session June 11 2026

6/11/2026

Name	Yes	Abstain	No	Absent
McMurray, Joe ()				X
Means, Jessica ()	X			
Pierce, Archie ()	X			
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

Agenda subject voting report

Meeting name

Sullivan County Work Session June 11 2026

6/11/2026

8 Case 2
Vote

0011

Description

Case 2) Zoning Text Amendment, PMD -3 District. Planned Manufacturing District (Data and Energy Processing District).

Public Hearing on Case #2/Zoning Text Amendment

Vote on Case #2/Zoning Text Amendment

Chairman

Gardner, John

Total vote result

Voting start time 6:36:01 PM
Voting stop time 6:36:21 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	18
Abstain	0
No	0
Total Present	18
Absent	6

Group voting result

Group	Yes	Absent
No group	18	0
Total result	18	0

Individual voting result

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

Agenda subject voting report

0012

Meeting name

Sullivan County Work Session June 11 2026

6/11/2026

Name	Yes	Abstain	No	Absent
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

Zoning Plan: Rezoning Requests and/or Zoning Text Amendments
SULLIVAN COUNTY COMMISSION PUBLIC HEARING MEETING
 May 14, 2026 - Zoning Hearing Session

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

Order of Cases	Date of Application	Applicant's Name	Neighbor Opposition	Staff's Recommendation	Planning Commission's Recommendation	Regional Planning Commission Jurisdiction	Current Zoning District	Requested Zoning District	Civil District	Commissioner District
1	3/31/2026	Greg Raleigh	No	Yes	Yes	Kingsport	R-1/R-3	PBD/SC	13	8
2	N/A	ZTA: PMD-3 District	No	Yes	Yes - All Three	Sullivan, Kingsport, Bristol				

Voting Summary:

Name	Case	Yes	No	Pass / Absain	Absent	Pass (Yes or No)
Greg Raleigh	1	18			6	YES
ZTA: PMD-3 District	2	18			6	YES

Footnote:

- ZTA: Zoning Text Amendment -Rec: Reccommendation

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

Case #1

R-1/R-3 to PDB/SC

R-1 (Low Density/Single-Family Residential District) /R-3 (Manufactured Residential Dwelling Park District) to PBD/SC (Planned Business and/or Shopping Center District) for the purpose of creating a business location for an automotive repair shop.

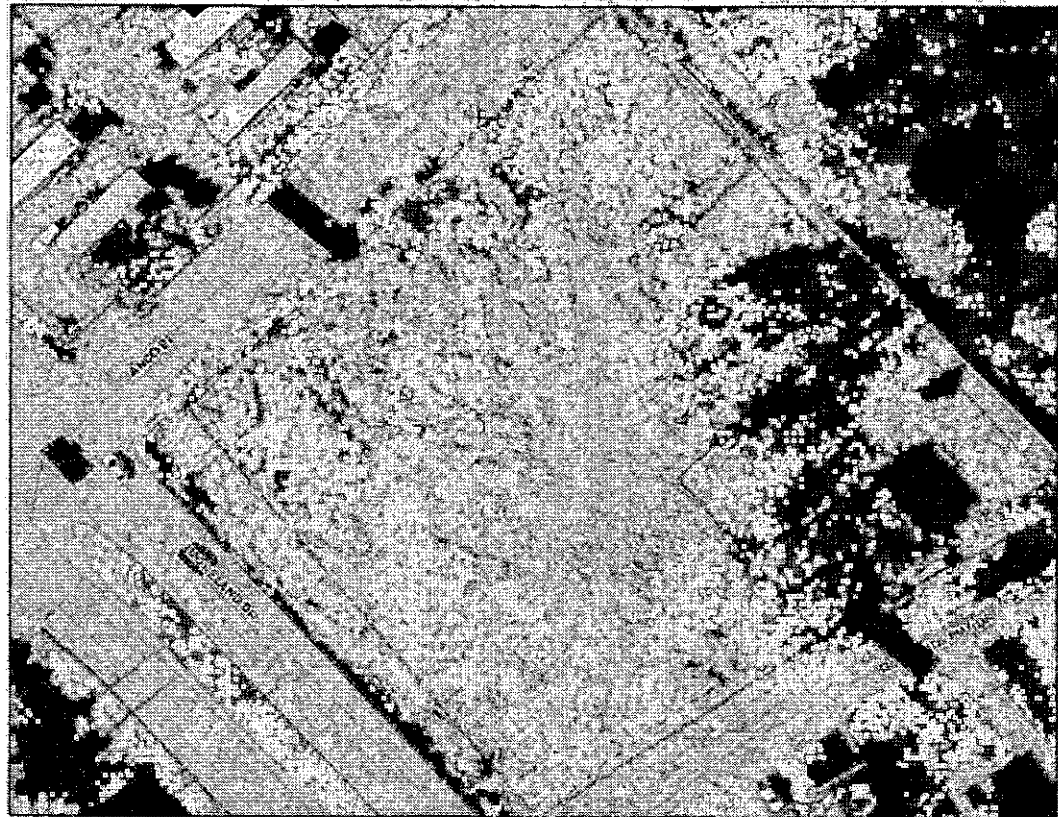
Tax Map 076, Parcel 055.00

for Greg Raleigh

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

118 Anco Place, Kingsport, TN 37664

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



Address Data Source:
Sullivan County, TN Co 911
Kingsport, TN 37664
Sullivan Co, TN 37664
Great Street, TN

Notice:
Aerial imagery is provided for informational purposes only and is not intended to be used for any other purpose. The imagery is provided as a service to the public and is not intended to be used for any other purpose. The imagery is provided as a service to the public and is not intended to be used for any other purpose.



Sullivan County, TN
Planning and Codes Dept.



- County Line
- Lot Lines / Parcel
- Hacks
- Parcel Numbers
- Parcel Lines

0014

Agenda subject voting report

Meeting name

Sullivan County Work Session June 11 2026

6/11/2026

7 Case 1
Vote

0015

Description

Case 1) Greg Raleigh, 118 Anco Place, R-1/R-3 to PDB/SC for purpose Automotive Repair Shop 13th Commission District.

Public Hearing on Case #1/Raleigh

Vote on Case #1/Raleigh

Chairman

Gardner, John

Total vote result

Voting start time 6:07:50 PM
Voting stop time 6:08:32 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	18
Abstain	0
No	0
Total Present	18
Absent	6

Group voting result

Group	Yes	Absent
No group	18	0
Total result	18	0

Individual voting result

Name	Yes	Abstain	No	Absent
Akard, David ()	X			
Calton, Darlene ()	X			
Carr, Joe ()				X
Cole, Michael ()	X			
Crawford, Larry ()	X			
Cross, Andrew ()				X
Crosswhite, Joyce ()	X			
Gardner, John ()	X			
Glover, Hershel ()	X			
Harvey, Cheryl ()	X			
Hayes, David ()	X			
Hopper, Barry ()	X			
Home, Daniel ()				X
Ireson, Mark ()	X			
Jones, Sam ()				X
King, Dwight ()	X			
Leonard, Tony ()	X			
Locke, Hunter ()				X

Agenda subject voting report

0016

Meeting name

Sullivan County Work Session June 11 2026

6/11/2026

Name	Yes	Abstain	No	Absent
McMurray, Joe ()				X
Means, Jessica ()	X			
Pierce, Archie ()	X			
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

Property Information		118 Anco Place County Rezoning	
Address		118 Anco Place Kingsport, TN 37664	
Tax Map, Group, Parcel		Tax Map 076 Parcel 055.00	
Civil District		13 th Civil District	
Overlay District		N/A	
Land Use Designation		High Density Residential – Mobile Home Parks	
Acres		+/- 1.7 acres	
Existing Use	Vacant	Existing Zoning	County R-1/R-3
Proposed Use	Automotive Repair Shop	Proposed Zoning	County PBD/SC
Owner/ Applicant Information			
Name:		Intent: <i>To rezone from County R-1/R-3 to County PBD/SC for the purpose of an automotive repair shop.</i>	
Address:			
City:			
State:	Zip Code:		
Phone:			
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a positive recommendation to the Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> • The suggested county zoning change is suitable for the intended use. • The zoning change is in line with other county zoning districts found along Moreland Drive. • There has been no feedback to the county or city on the proposed rezoning. <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • Moreland Dr., a minor arterial, connected to a major highway, S. John B. Dennis, makes it the ideal location for a county PBD/SC rezoning based on the county’s zoning description. County zoning reflects this fact as similar B-4 and PBD-3 zones have emerged less than a third of the mile down the road from the proposed location. <p>Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone Tax Map 076 Parcel 055.00 from County R-1/R-3 to County PBD/SC.</p>			
Planner: Samuel Cooper		Date: 5/21/26	
Planning Commission Action		Meeting Date: 5/21/26	
Approval:	Yes		
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Sullivan County Zoning Code

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

8. **R-3, Manufactured Residential Dwelling Park District** - The R-3 Districts are designed to provide suitable areas for manufactured home parks where sufficient urban facilities, **specifically including public water service, public sewer service and transportation systems adequate to accommodate these higher population densities** as specifically reviewed and approved by the Regional Planning Commission. These districts also permit community facilities, public utilities, and open uses which serve specifically the residents of these districts, or that are benefited by an urban residential environment without creating objectionable or undesirable influences upon residential developments. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, supplemental provisions, and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.

2. **PBD/SC, Planned Business and/or Shopping Center District** - This district is designed to provide adequate space along major arterial and collector roads, while serving the needs of the motoring public. This district is compatible with the Planned Corridor Business District in all aspects yet offers a broader scope of uses permitted. This district is designed to promote the clustering of developments along major routes through the use of access streets or interior roads while providing adequate buffering between existing abutting residential and agricultural land uses. Community facilities and utilities necessary to serve these districts or uses necessary for the general community welfare are also permitted. The previous zoning code had a separate category for the Shopping Center District; however, the setbacks and development standards were the same and the uses were very similar. These districts have been combined for simplicity.

Sullivan County Use and Structures Table

**TABLE 4-102A
USES AND STRUCTURES ALLOWABLE
WITHIN MIXED USE AND COMMERCIAL DISTRICTS**

DISTRICTS	PBD-3	PBD/SC	B-4	B-3	B-2	B-1
I. Residential Activities						
A. Permanent						
1. Single Family Dwelling	X	X	X	P	P	P
2. Duplex Dwelling	PC	PC	P	P	X	P
3. Multi-Family Dwelling	PC	PC	SUP	SUP	X	X
4. Single-Family Flats on 2 nd story & above within mixed-use	PC	PC	SUP	SUP	SUP	SUP
B. Semi-Transient						
1. Lodging House	X	X	P	P	X	X
2. Boarding House	X	X	P	P	X	X
II. COMMUNITY FACILITY ACTIVITIES						
A. Administrative Services	PC	PC	SUP	SUP	SUP	SUP
B. Childcare Facilities	PC	PC	SUP	SUP	SUP	SUP
C. Community Assembly	PC	PC	SUP	SUP	SUP	SUP
D. Cultural and Recreational Facilities	PC	PC	SUP	SUP	SUP	PC
E. Educational Facilities	PC	PC	SUP	SUP	SUP	SUP
F. Essential Public Transport, Communication & Utility	PC	PC	SUP	SUP	SUP	SUP
G. Extensive Impact Facilities	X	X	X	X	X	X
H. Health Care Facilities	PC	PC	SUP	SUP	SUP	SUP
I. Intermediate Impact Facilities – see Supplemental Regulations	PC	PC	SUP	SUP	SUP	SUP
1. Telecommunication Transmission Facilities	PC	PC	PC	PC	PC	PC
2. Funeral Homes and Crematoriums	X	SUP	SUP	X	X	X
J. Religious Facilities	PC	PC	SUP	SUP	SUP	SUP
K. Special Institutional Care Facilities	BZA	BZA	X	X	X	X
L. Special Personal and Group Care Facilities	PC	PC	SUP	X	X	X
M. Waste Disposal Operations	X	X	X	X	X	X

KEY TO INTERPRETING USE CLASSIFICATIONS

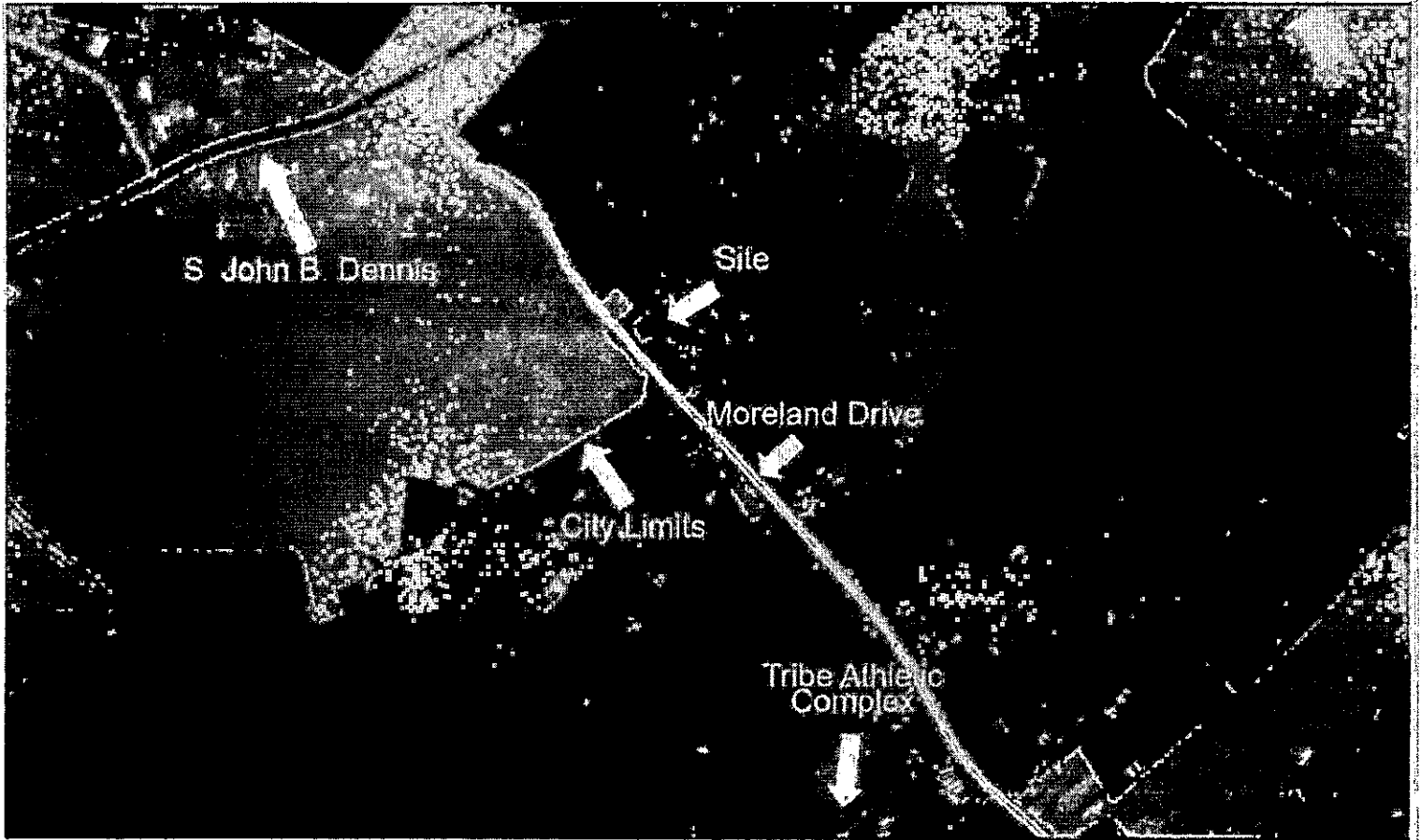
- BZA = Special Exception of Use with Approval from Board of Zoning Appeals
- P = Use Permitted by Right Within the District
- SUP = Principal Use Permitted with Supplemental Provisions
- PC = Subject to Review and Approval by the Planning Commission
- X = Not permitted

Sullivan County Use and Structures Table Continued

DISTRICTS	PBD-3	PBD/SC	B-4	B-3	B-2	B-1
III. COMMERCIAL ACTIVITIES – Amended 09 17 07						
A. Adult Entertainment Establishments	X	X	X	X	X	X
B. Animal Care and Veterinary Services	PC	PC	SUP	SUP	SUP	SUP
C. Automotive Parking – open lots only in B-2 and B-1, no public garages or parking structures	PC	PC	P	P	P*	P*
D. Automotive and Marine Craft Sales and Accessory Services	PC	PC	P	P	X	X
E. Automotive Body and Repair Shops	X	PC	X	P	X	X
F. Auto Towing and temporary storage	X	X	X	SUP	X	X
G. Banking, Financial, Insurance and Real Estate Services	PC	PC	P	P	P	P
H. Convenience Retail Sales and Services	PC	PC	SUP	SUP	SUP	SUP
I. Entertainment and Amusement Services - Limited	PC	PC	SUP	SUP	SUP	X
J. General Business and Communications	PC	PC	P	P	P	X
K. General Retail Trade	PC	PC	P	P	P	X
L. Group Assembly and Commercial Outdoor Recreation	PC	PC	SUP	SUP	SUP	X
M. Outdoor Material and Equipment Sales and Repair	PC	PC	P	P	X	X
N. Professional Services – Medical	PC	PC	P	P	P	P
O. Professional Services – Non-medical/Professional Offices	PC	PC	P	P	P	P
P. Restaurant, Full Service	PC	PC	P	P	P	X
Q. Restaurant, Fast Food	PC	PC	P	P	X	X
R. Scrap Operations/junk yards	X	X	X	X	X	X
S. Self-Storage/Mini-Warehouse Facilities	PC	PC	P	P	X	X
T. Transient Habitation	PC	PC	PC	X	X	X
U. Warehousing, Goods, Transport, and Storage	X	PC	X	X	X	X
V. Wholesale Sales	PC	PC	P	P	X	X
W. Indoor Sport Shooting Range Facilities <i>amended on 3/15/10</i>	PC	PC	PC	PC	X	X
IV. MANUFACTURING ACTIVITIES (deleted 02/16/2023)						
V. AGRICULTURAL AND EXTRACTIVE ACTIVITIES						
A. Agricultural – General	P	P	P	P	P	P
B. Agricultural – Intensive	PC	PC	PC	PC	PC	PC
C. Agricultural Services	P	P	P	P	P	P
D. Plant and Forest Nurseries	PC	PC	PC	PC	PC	PC
VI. ACCESSORY ACTIVITIES						
A. Commercial Accessory Buildings – Enclosed <small>(residential accessory structures permitted in the residential land uses are permitted)</small>	X	PC	X	P	X	X
B. Accessory Day Care within business ctr.	PC	PC	SUP	SUP	SUP	SUP
C. Administrative Office	PC	PC	SUP	SUP	SUP	SUP
D. Bed and Breakfast Inn	PC	PC	PC	PC	PC	PC
E. Columbarium/Mausoleum	SUP	SUP	SUP	SUP	SUP	SUP
F. Operation of a Cafeteria	PC	PC	PC	PC	X	X
G. Parents Day Out	SUP	SUP	SUP	SUP	SUP	SUP
H. Production for Retail Sale	PC	PC	SUP	SUP	SUP	X
I. Residential Occupancy <small>(approved administratively)</small>	SUP	SUP	SUP	SUP	P	P
J. Special Public Event on Private Property	BZA	BZA	BZA	BZA	SUP	BZA

KEY TO INTERPRETING USE CLASSIFICATIONS
 BZA = Special Exception of Use with Approval from Board of Zoning Appeals
 P = Use Permitted by Right Within the District
 SUP = Principal Use Permitted with Supplemental Provisions
 PC = Subject to Review and Approval by the Planning Commission
 X = Not permitted

118 Anco Place Vicinity Map



5/20/26, 2:30:46 PM

Municipal Boundary

 KINGSPORT

 Urban Growth Boundary


Streets

 Interstate

 Expressway

 Major Arterial

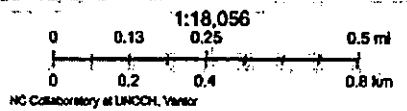
 Minor Arterial

 Collector Street

 Local Street

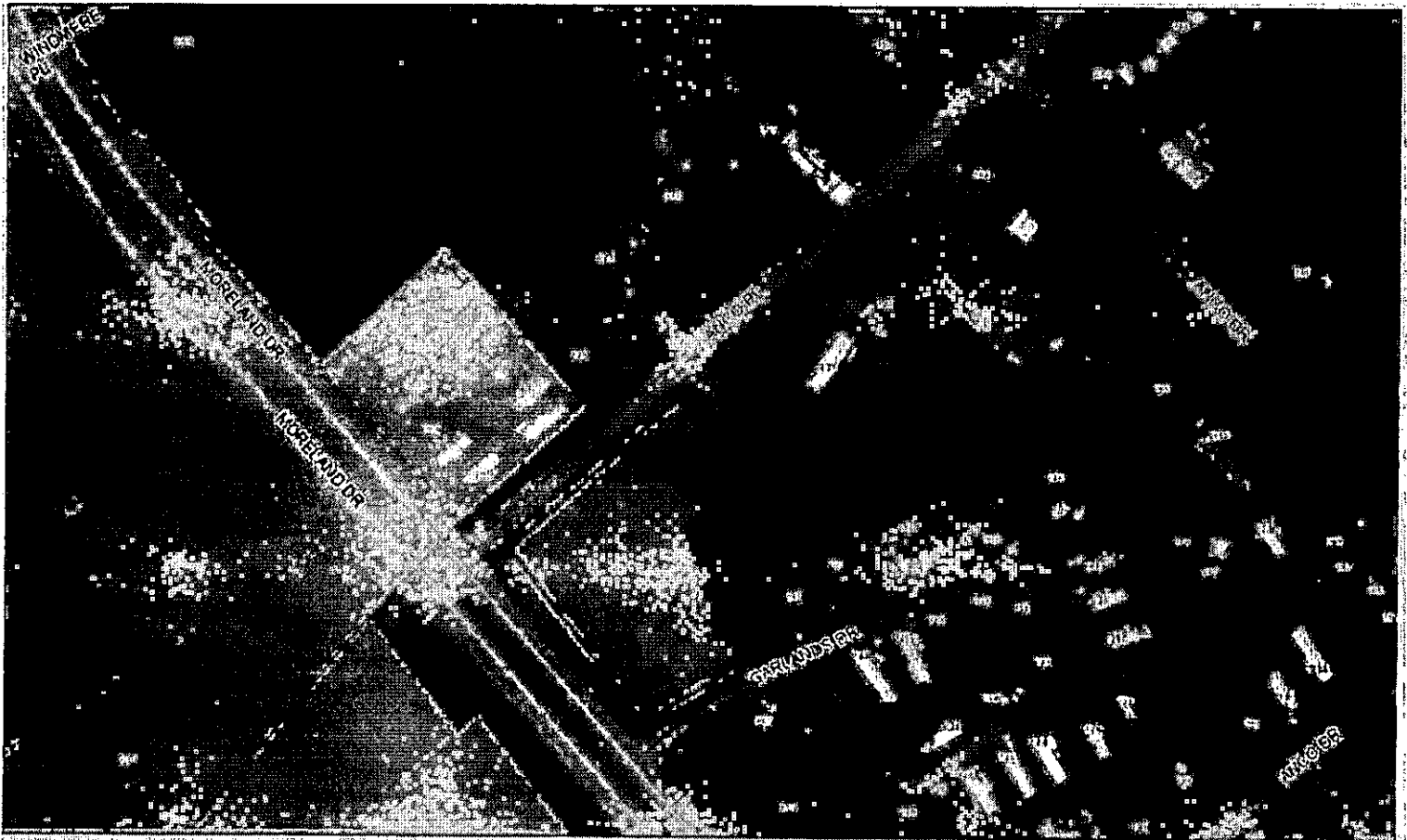
 Private Street

 Ramp



Web AppBuilder for Arc

118 Anco Place Site Map



5/20/26, 2:15:18 PM

William County Parcels Jan 2023

Parcels

Municipal Boundary

KINGSPORT

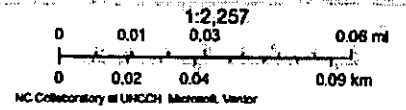
Urban Growth Boundary

Streets

Minor Arterial

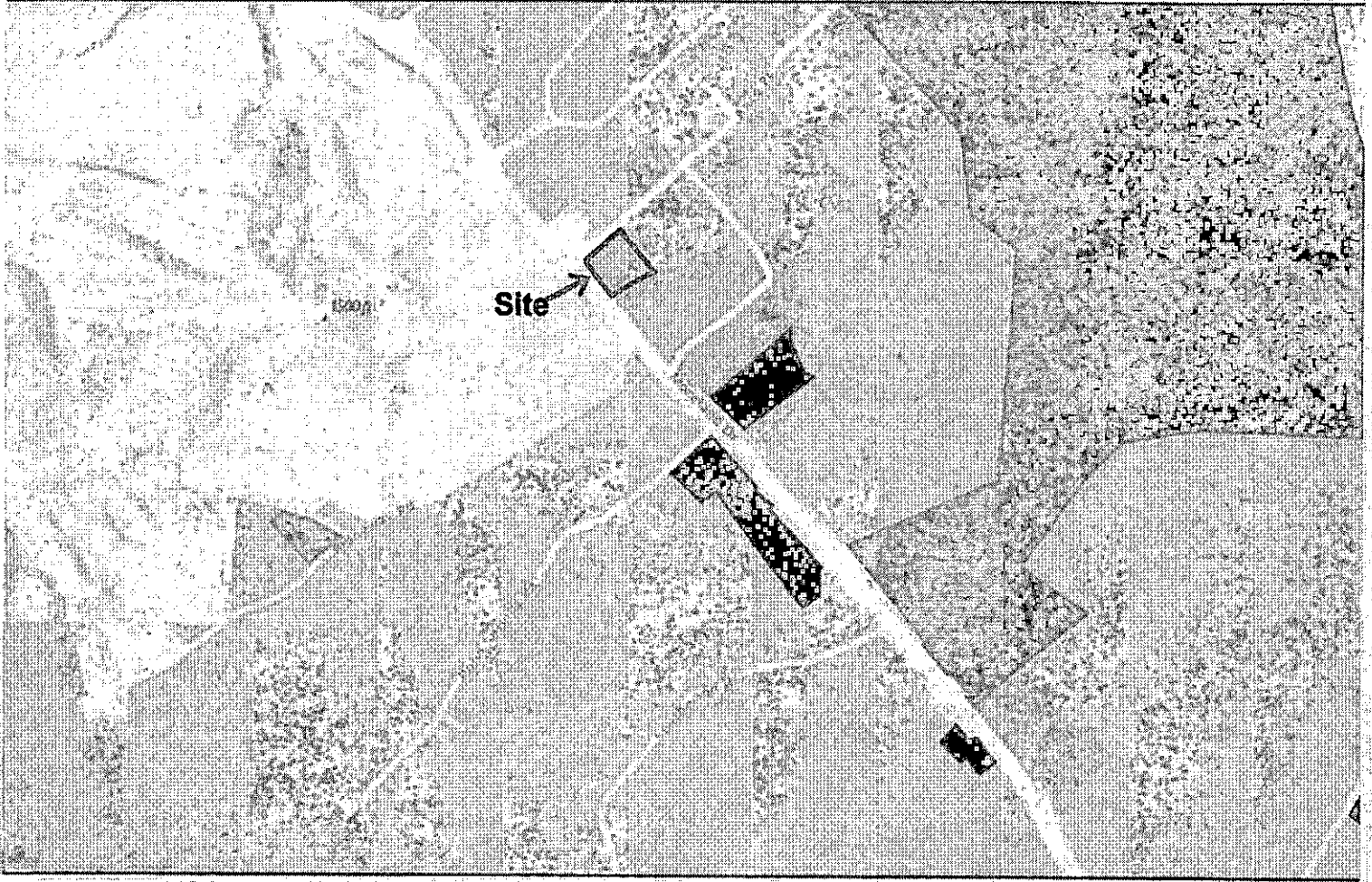
Local Street

Kpt 911 Address



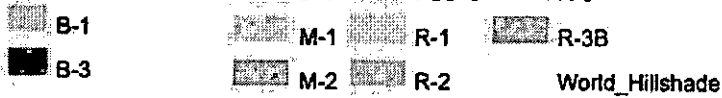
Web AppBuilder for Arc

Zoning Map for Sullivan County, Tennessee



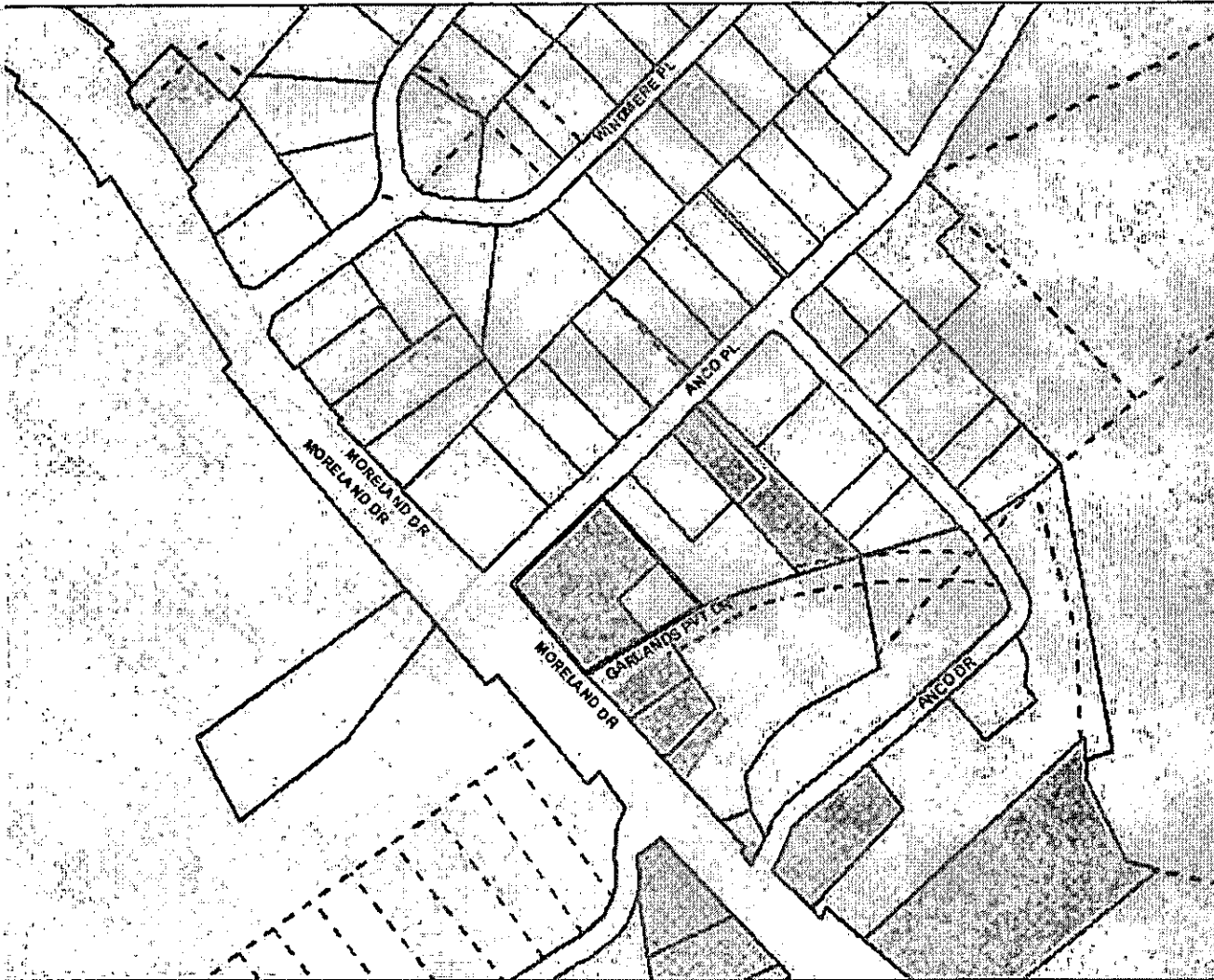
6/2026

Sullivan County Zoning



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

Sullivan County Future Land Use Map



Address Data Source

Sullivan County, East Co. III
 Kingsport, East Co. III
 Kingsport, East Co. III
 Kingsport, East Co. III

Notice:

All users should understand that the assignment of names is not to be used as a basis for any legal action. All users should understand that the assignment of names is not to be used as a basis for any legal action. All users should understand that the assignment of names is not to be used as a basis for any legal action.

- County Line
- Lot Line / Parcel Hook
- Parcel Lines
- Kingsport UGB
- Land Use Plan: 2006-2026
- High Impact Use
- Plan Corridor
- Comm
- Low Density Res
- High Density Res
- Mobile Home Park

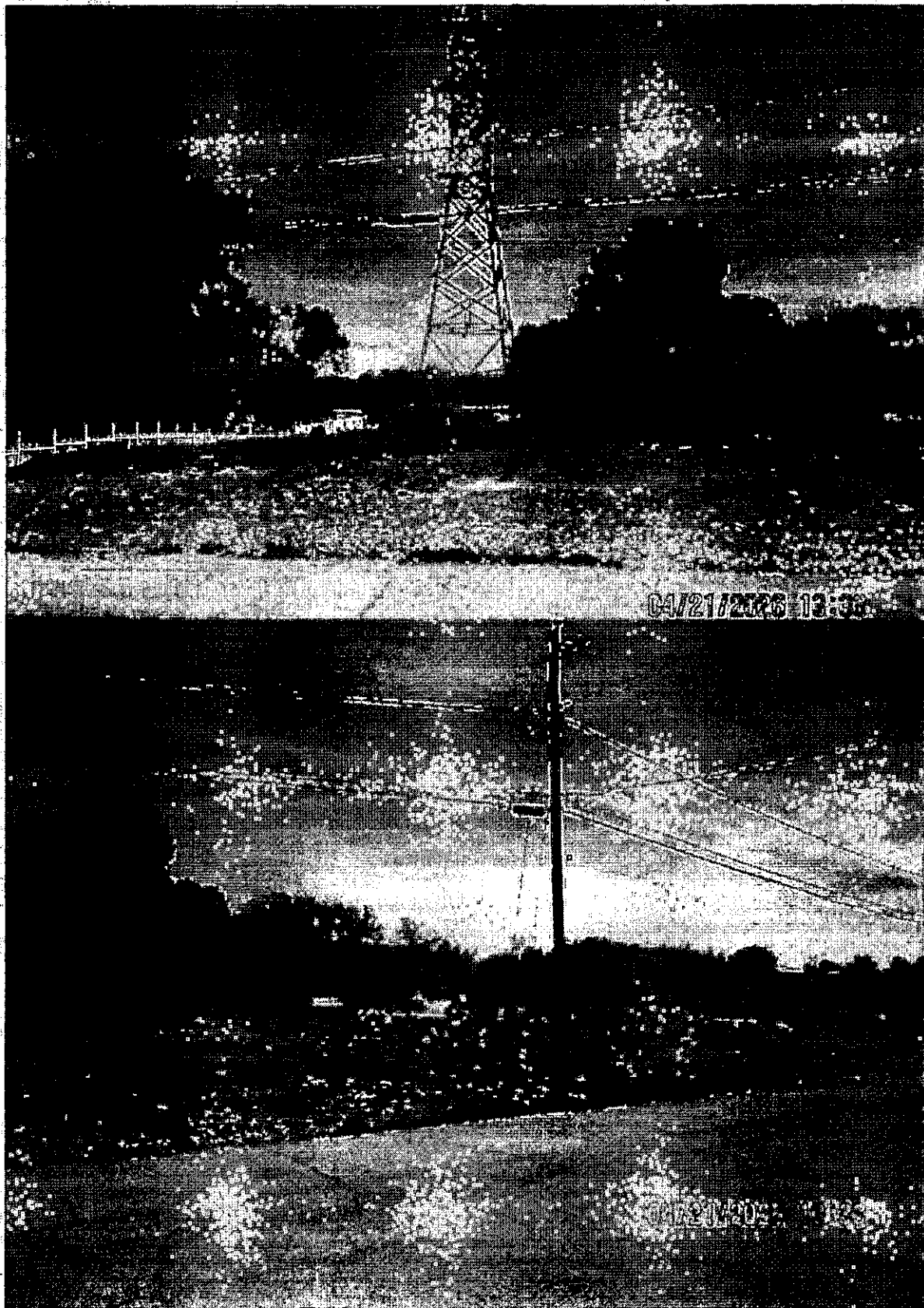


Sullivan County, TN
 Planning and Codes Dept.



Northern Property View

0026



Southern Property View



Western Property View



Eastern Property View



Standards of Review

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

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal will permit a use suitable to the area due to the property’s proximity to other County B-3 and PMD-3 zones along Moreland Drive.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** This proposed zone was recommended by the Sullivan County Planning Department as being suitable for the area. The county’s zoning description for a PBD/SC zone states, “This district is designed to promote...developments along major routes...while providing adequate buffering between existing abutting residential and agricultural land uses.” Additionally, any proposal following this rezoning will have to be reviewed and approved by the Sullivan County Planning Commission.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Based on the current county future land use plan the proposal does not conform.

Proposed use: County PBD/SC (Planned Business and/or Shopping Center District)

The Future Land Use Plan recommends: County: High Density & Low Density Residential

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property present supporting grounds for the zoning change, given the proximity to major and minor roadways; as well as, the proximity to similar county zones along Moreland Drive.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn for an automotive repair shop.
7. **Whether the change will create an isolated district unrelated to similar districts:** The change to County PBD/SC will be in line with similar commercial County zones located along S. Wilcox Drive.

Recommendation

Staff recommends sending a **POSITIVE** recommendation to the Sullivan County Commission to rezone Tax Map 076 Parcel 055.00 from County R-1 & R-3 to County PBD/SC.

Case #2

Amendment to the Sullivan County Zoning Resolution – Zoning Text Amendment – PMD-3 District Regulations and Definitions (Appendix A)

for Sullivan County

Sullivan County, Bristol, and Kingsport Planning Commission voted to send a favorable recommendation to the County Commission

TABLE 5-102A
USES AND STRUCTURES
ALLOWABLE WITHIN MANUFACTURING DISTRICTS

	PMD-3	PMD-2	PMD-1	M-2	M-1	PA
I. MANUFACTURING ACTIVITIES						
A. Manufacturing – Limited	X	PC	PC	SUP	SUP	X
B. Manufacturing – General	X	PC	PC	SUP	SUP	X
C. Manufacturing – Basic Industry	X	PC	PC	SUP	SUP	X
D. Manufacturing – Hazardous	X	PC	X	SUP	X	X
E. Manufacturing – Data and Energy Processing	PG	X	X	X	X	X
F. Planned Artisan (limited – see B-103.0(2)(2))	X	PC	PC	PC	PC	PC
II. COMMERCIAL ACTIVITIES						
A. Adult Entertainment Establishments	X	X	X	OFC	X	X
B. Animal Care and Voluntary Services	X	PC	PC	SUP	SUP	X
C. Automotive Parking	X	PC	PC	SUP	SUP	X
D. Automotive & Marine Craft, Sales, Services & Repairs	X	PC	PC	SUP	SUP	X
E. Auto Towing/Automobile Wrecking Yard	X	PC	X	SUP	X	X
F. Outside Materials, Equipment Sales, Service and Repair	X	PC	PC	SUP	SUP	X
G. Sprink Operations/Selvergo/Utilities	X	BZA	X	BZA	X	X
H. Self-Storage/Mini-Warehouse Storage Facilities	X	PC	PC	P	P	X
I. Warehousing, Goods Transport and Storage	X	PC	PC	SUP	SUP	X
J. Wholesale Sales	X	PC	PC	SUP	SUP	X
K. Commercial/Recreational – Limited Outdoor and Indoor Sport/Recreation (limited on 6/18/18)	X	PC	PC	PC	PC	X
III. COMMUNITY FACILITY ACTIVITIES						
A. Administrative Services	X	PC	PC	SUP	SUP	PC
B. Childcare Facilities, any type	X	PC	PC	SUP	SUP	X
C. Community Assembly	X	X	X	X	X	PC
D. Essential Public Transport, Communication and Utility Service	X	SUP	SUP	SUP	SUP	SUP
E. Extensive Impact Facilities – Limited (see B-104.0 part 6)	X	PC	PC	PC	X	X
F. Intermediate Impact Facilities (Intermediate Impact Facilities – PC approved)	X	PC	PC	SUP	SUP	PC
G. Religious Facilities	X	X	X	X	X	SUP
H. Special Institutional Care Facilities	X	X	BZA	X	BZA	X
I. Waste Disposal Operations	X	PC	X	PC	X	X
J. Substance Abuse Medical Clinics (limited on 11/16/2018)	X	X	X	BZA	X	X
IV. AGRICULTURAL AND EXTRACTIVE ACTIVITIES						
A. Agricultural – General	X	P	P	P	P	P
B. Agricultural – Intensive	X	PC	PC	PC	PC	X
C. Agricultural Services	X	P	P	P	P	X
D. Plant and Forest Nurseries	X	PC	PC	PC	PC	P
V. OCCUPANCY ACTIVITIES						
A. Accessory Storage – Enclosed Structure	PC	PC	PC	SUP	SUP	PC
B. Accessory Office	X	PC	PC	SUP	SUP	PC
C. Administrative Office	PC	PC	PC	SUP	SUP	PC
D. Operation of Cafeteria	PC	PC	PC	PC	PC	PC
E. Outdoor Storage	PC	PC	PC	SUP	SUP	X
F. Production for Retail Sale	X	X	X	X	X	PC
G. Residential Occupancy (limited on 6/18/18)	SUP	SUP	SUP	X	SUP	SUP
H. Accessory Energy Generation Systems	PC	X	X	X	X	X
I. Energy Recirculation Systems	PC	X	X	X	X	X

PMD-3 Planned Manufacturing District (Data and Energy Processing District) - This class of this district is intended to establish and provide space for high-intensity, technology-driven, and energy-dependent industries, including data centers, battery energy storage systems (BESS), cryptocurrency mining operations, and large-scale data mining facilities which, by the nature of their function, require substantial utility demand, cooling capacity, or data processing infrastructure. This district is further intended to be located within the interior of existing or planned industrial parks, surrounded by less intensive industrial zoning classifications, such as the M-1, M-2, or PMD-1 and PMD-2 Districts, in order to provide a transitional hierarchy of land use intensity. The PMD-3 District shall not directly adjoin residential or agricultural zoning districts. The regulations established herein are intended to promote the orderly development of such facilities while providing adequate protection to adjacent uses through ensuring responsible energy and water use through early coordination with public utilities, the control of noise, vibration, heat, light, electromagnetic interference, and other similar operational effects.

TABLE 5.103A
BULK REGULATIONS FOR MANUFACTURING DISTRICTS

	DISTRICTS					
	PMD-3	PMD-2	PMD-1	M-2	M-1	PA
I. MAXIMUM LOT COVERAGE BY ALL BUILDINGS (As Percent (%) of Total Lot Area (See amendment 12/5))	N/A	N/A	N/A	N/A	N/A	50
II. Maximum Impermeable Surface Ratio (As % of Lot Area)	75	75	75	75	75	75
III. MINIMUM ZONE LOT REQUIREMENTS						
A. Area (in Square Feet)	300,000	80,000	80,000	80,000	43,560	43,560
B. Width (in Feet, Measured at Building Line)	400	200	200	200	100	100
IV. MAXIMUM HEIGHT – 55' (unless approved by the local fire department to be higher)						
	2 stories	2 stories	2 stories	2 stories	2 stories	2 sto.
V. MINIMUM YARD REQUIREMENTS (in Feet)						
A. Front	100	50	50	50	50	40
B. Side	100	50	30	50	30	30
C. Rear	100	50	30	50	30	30
D. Corner Side (additional street frontage)	100	50	50	50	50	40
E. Front and Corner Side on Arterial or Collector Road	100	50	50	50	50	40

Agenda subject voting report

Meeting name

Sullivan County Work Session June 11 2026

6/11/2026

8 Case 2
Vote

0032

Description

Case 2) Zoning Text Amendment, PMD -3 District. Planned Manufacturing District (Data and Energy Processing District).

Public Hearing on Case #2/Zoning Text Amendment

Vote on Case #2/Zoning Text Amendment

Chairman

Gardner, John

Total vote result

Voting start time 6:36:01 PM
Voting stop time 6:36:21 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	18
Abstain	0
No	0
Total Present	18
Absent	6

Group voting result

Group	Yes	Absent
No group	18	0
Total result	18	0

Individual voting result

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

Agenda subject voting report

Meeting name

Sullivan County Work Session June 11 2026

6/11/2026

Name	Yes	Abstain	No	Absent
Stidham, Gary ()	X			
Vanover, Zane ()	X			
Ward, Travis ()	X			

0033

6. PMD-3 Planned Manufacturing District (Data and Energy Processing District) - This class of this district is intended to establish and provide space for high-intensity, technology-driven, and energy-dependent industries, including data centers, battery energy storage systems (BESS), cryptocurrency mining operations and large-scale data mining facilities which, by the nature of their function, require substantial utility demand cooling capacity or data processing infrastructure. This district is further intended to be located within the interior of existing or planned industrial parks, surrounded by less intensive industrial zoning classifications, such as the M-1, M-2, or PMD-1 and PMD-2 Districts, in order to provide a transitional hierarchy of land use intensity. The PMD-3 District shall not directly adjoin residential or agricultural zoning districts. The regulations established herein are intended to promote the orderly development of such facilities, while providing adequate protection to adjacent uses through ensuring responsible energy and water use through early coordination with public utilities, the control of noise, vibration, heat, light, electromagnetic interference, and other similar operational effects.

**TABLE 5-102A
USES AND STRUCTURES
ALLOWABLE WITHIN MANUFACTURING DISTRICTS**

0035

	PMD-3	PMD-2	PMD-1	M-2	M-1	PAD
I. MANUFACTURING ACTIVITIES						
A. Manufacturing – Limited	X	PC	PC	SUP	SUP	X
B. Manufacturing – General	X	PC	PC	SUP	SUP	X
C. Manufacturing - Basic Industry	X	PC	PC	SUP	SUP	X
D. Manufacturing – Hazardous	X	PC	X	SUP	X	X
E. Manufacturing – Data and Energy Processing	PC	X	X	X	X	X
F. Planned Artisan Limited – see B-103.(4 01/11/24)	X	PC	PC	PC	PC	PC
II. COMMERCIAL ACTIVITIES						
A. Adult Entertainment Establishments	X	X	X	O/PC	X	X
B. Animal Care and Veterinary Services	X	PC	PC	SUP	SUP	X
C. Automotive Parking	X	PC	PC	SUP	SUP	X
D. Automotive & Marine Craft, Sales, Services & Repairs	X	PC	PC	SUP	SUP	X
E. Auto Towing/Automobile Wrecking Yard	X	PC	X	SUP	X	X
F. Outside Materials, Equipment Sales, Service and Repair	X	PC	PC	SUP	SUP	X
G. Scrap Operations/Salvage/Junkyards	X	BZA	X	BZA	X	X
H. Self-Storage/Mini-Warehouse Storage Facilities	X	PC	PC	P	P	X
I. Warehousing, Goods Transport and Storage	X	PC	PC	SUP	SUP	X
J. Wholesale Sales	X	PC	PC	SUP	SUP	X
K. Commercial/Recreational – Limited Outdoor and Indoor Sport Shooting Ranges (amended on 03/15/10)	X	PC	PC	PC	PC	X
III. COMMUNITY FACILITY ACTIVITIES						
A. Administrative Services *	X	PC	PC	SUP	SUP *	PC
B. Childcare Facilities, any type	X	PC	PC	SUP	SUP	X
C. Community Assembly	X	X	X	X	X	PC
D. Essential Public Transport, Communication and Utility Service	X	SUP	SUP	SUP	SUP	SUP
E. Extensive Impact Facilities – Limited (see B-104.6 part 6)	X	PC	PC	PC	X	X
F. Intermediate Impact Facilities (Telecommunication Transmission Facilities – PC approval)	X	PC	PC	SUP	SUP	PC
G. Religious Facilities	X	X	X	X	X	SUP
H. Special Institutional Care Facilities	X	X	BZA	X	BZA	X
I. Waste Disposal Operations	X	PC	X	PC	X	X
J. Substance Abuse Medical Clinics (amended on 11/15/2010)	X	X	X	BZA	X	X
IV. AGRICULTURAL AND EXTRACTIVE ACTIVITIES						
A. Agricultural – General	X	P	P	P	P	P
B. Agricultural – Intensive	X	PC	PC	PC	PC	X
C. Agricultural Services	X	P	P	P	P	X
D. Plant and Forest Nurseries	X	PC	PC	PC	PC	P
V. ACCESSORY ACTIVITIES						
A. Accessory Storage – Enclosed Structure	PC	PC	PC	SUP	SUP	PC
B. Accessory Childcare	X	PC	PC	SUP	SUP	PC
C. Administrative Office	PC	PC	PC	SUP	SUP	PC
D. Operation of Cafeteria	PC	PC	PC	PC	PC	PC
E. Outdoor Storage	PC	PC	PC	SUP	SUP	X
F. Production for Retail Sale	X	X	X	X	X	PC
G. Residential Occupancy (approved administratively)	SUP	SUP	SUP	X	SUP	SUP
H. Accessory Energy Generation Systems Energy Reclamation Systems	PC	X	X	X	X	X
	PC	X	X	X	X	X

KEY TO INTERPRETING USE CLASSIFICATIONS	
P	= Indicates Permitted Use.
SUP	= Indicates Use Permitted with Supplemental Provisions.
PC	= Indicates Permitted Use on Site Plan Review by the Planning Commission.
O	= Indicates Use Allowable within Special Overlay District (See Article VIII, Section 8-401, ADULT ENTERTAINMENT DISTRICTS)
BZA	= Special Exception of Use after Approval of the Board of Zoning Appeals
NOTES:	
(1)	See Section 5-104.
*Approved <i>Alternative Training Facilities</i> – Use of Cargo Shipping Containers for Administrative Services (PC approved with Supplemental Design Guidelines in Appendix B-104.6 Subpart 1D) amended on May 17, 2010.	

5-103 BULK REGULATIONS

5-103.1 General - The minimum lot dimensions, maximum lot coverage, minimum front, rear, interior and street side yards, maximum building heights and minimum separation between buildings on the same zone lot within any base manufacturing district shall be as indicated in TABLE 5-103A, (Bulk Regulations for Manufacturing Districts), and the additional bulk regulations specified in this section. For certain uses, alternative bulk regulations may be specified in this section or other sections of this zoning resolution.

5-103.2 Lot Dimensions - No lot shall be created, and no building permit or zoning approval shall be issued for any lot that does not meet the following minimum dimensional requirements.

1. **Lot Area**

a. **Minimum Area**

Within the various manufacturing districts, the minimum horizontal area of a lot shall not be less than that indicated in TABLE 5-103A, (Bulk Regulations for Manufacturing Districts), or as may be otherwise specified in this resolution.

**TABLE 5.103A
BULK REGULATIONS FOR MANUFACTURING DISTRICTS**

	DISTRICTS					
	PMD-3	PMD-2	PMD-1	M-2	M-1	PAD
I. MAXIMUM LOT COVERAGE BY ALL BUILDINGS (As Percent (%) of Total Lot Area (See amendment###))	N/A	N/A	N/A	N/A	N/A	50
II. Maximum Impermeable Surface Ratio (As % of Lot Area)	75	75	75	75	75	75
III. MINIMUM ZONE LOT REQUIREMENTS						
A. Area (In Square Feet)	300,000	80,000	80,000	80,000	43,560	43,560
B. Width (In Feet, Measured at Building Line)	400	200	200	200	100	100
IV. MAXIMUM HEIGHT – 55' (unless approved by the local fire department to be higher)	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories
V. MINIMUM YARD REQUIREMENTS (in Feet)						
A. Front	100	50	50	50	50	40
B. Side	100	50	30	50	30	30
C. Rear	100	50	30	50	30	30
D. Corner Side (additional street frontage)	100	50	50	50	50	40
E. Front and Corner Side on Arterial or Collector Road)	100	50	50	50	50	40
NOTES:						
(1) The minimum lot size shall be as required to meet other provisions of this article.						
(2) See Subsection 5-103.4, Subpart 7 and 8-107.						
(3) See Subsection 5-103.4, Subpart 8, for special yard provisions applicable within M-2 Districts.						

b. **Reduction in Lot Area Prohibited** - No lot, even though it may consist of one or more adjacent lots of record, shall be reduced in area so that yards, lot width, building area, or other requirements of the zoning resolution are not maintained. This section shall not apply when a portion of a lot is acquired for a public purpose.

- n. Vehicular parking areas, unless, otherwise, specifically prohibited by applicable sections of this resolution.
- o. Vents necessary for use of fallout shelter constructed below grade of such yards but excluding all other parts of such shelters.
- p. Privacy walls or fences not exceeding six (6) feet in height measured from finish grade level at any point along the length of, and on any side of, such walls or fences, and not roofed or structurally part of a building. (amended 09.15.2022)
2. Measurement of Yard Width or Depth - In all manufacturing districts, the width or depth of a required yard shall be measured perpendicular to straight lot lines, or for curved lot lines, in such a way that such yard is bounded by the arc of a curve, which is concentric with such curved lot line.
3. Dimension of Yards - In all manufacturing districts, yards of such dimensions as set forth in TABLE 5-103A, shall be provided.
4. Uses of Required Yard Areas - The following uses may be made of yard areas, provided such uses are otherwise permissible in this district.
- Landscaping/Buffering/Reserve Green Strip - All required yard areas not occupied by driveways or sidewalks shall be devoted to landscaping. The minimum design standards are detailed in Section 8-1071.
 - Driveways - Driveways may be located within any required yard; provided, however, that no more than fifty (50) percent of the area of any required yard may be used as a driveway.
 - Sidewalks - Sidewalks shall be provided to accommodate pedestrian access from all guest and employee parking areas to associated entrances into facilities.
 - Parking - Within all manufacturing districts any yard may be used for off-street parking or loading, except as provided in Subpart 7, of this section. However, such areas shall not be used for storage or processing of any kind. No parking shall be permitted within ten (10) feet of the front property line and shall become a vegetative reserve green strip subject to minimum measures as required in Section 8-107.2.
5. Restrictions on Outside Storage Within Areas Other Than Required Yards - All approved storage areas shall be fenced and/or buffered as required by the Planning Commission or Building Commissioner.
- Outside Storage Within M-1 Districts - Within the M-1 Districts, no stocks, merchandise or material (with the exception of automobiles, tractors and other transportation, excavation or agriculturally related vehicles) may be stored upon any open area situated on any zone lot.
 - Outside Storage Within All Other Districts - Within the PMD-1, PMD-2, PMD-3 and M-2 Districts, outside storage may be permitted only within areas designated for such upon an approved site plan.
6. Special Yard Provisions Applying Along Railroad Right-of-Way - In all manufacturing districts, other provisions of this resolution notwithstanding, along such portion of a rear or side lot line, which coincides with a boundary of a railroad right-of-way, no rear or side yard shall be required. However, a minimum of a ten (10) foot buffer strip and/or fencing shall be required for the safety of all visitors, customers, and employees. The buffered area shall not be required where direct service is necessary to access the rail system.
7. Special Provisions Applying to Required Yards and Building Setbacks Along District Boundaries Coincident with Side or Rear Lot Lines of Zone Lots Located in Any Residential or Agricultural District
- Required Yards Along District Boundaries Coincident with Side or Rear Lot Lines
Within M-1, M-2, PMD-1 and PMD-2, manufacturing Districts, along such portion of the boundary of the manufacturing district which coincides with a side or rear lot line of a zone lot in any residential or agricultural district, an open area unobstructed from the ground to the sky shall be provided within the manufacturing district; with the exception of required buffering, landscaping and any natural feature. Within M-1 and PMD-1 Districts, this area shall be thirty (30) feet in width and within M-2 and PMD-2 Districts, the width shall be fifty (50) feet. No portion of this open area shall be used for off-street parking, off-street loading or for storage or processing of any kind. No portion of this open area shall be paved, graveled or used for parking or as an access way of any type.
 - Special Front Setback - Regardless of the front yard provisions established for any manufacturing district, no building located on any zone lot adjacent to any residential or agricultural district shall extend closer to the street than the average of the distances of the buildings located within one hundred (100) feet, of the lot whereon the manufacturing activity is located; provided that no building

shall be required to setback more than twice the minimum front yard applicable within the manufacturing district.

- c. Screening Along Residential/Agricultural District Boundaries - To assist in preventing the transmission of light and noise from within any manufacturing district into any abutting residential district, screening shall be required where such district abuts or is contiguous to any residential district, without an intervening street, alley, or other public way. Such screening shall be provided within the manufacturing district, but not within a public street or alley, along the entire contiguity of said districts. See section 8-107.1 for minimum buffering standards.

8. Required Yards Within M-2 Districts - Due to the potentially noxious activities which may be permitted within M-2 Districts, special yard provisions are required.

- a. Provisions Applicable to Zone Lots Occupied by Any Activity Classified as Hazardous Manufacturing - In its review of any application for approval of a hazardous manufacturing activity proposed for location within an M-2 District, the County Commission shall establish yards and building separations sufficient to protect the health, safety and economic benefit of persons owning or occupying nearby property. As an absolute minimum such yards shall be as indicated below. Screening shall be provided as established in Subsection 7-103.4, Subpart 7, c, (Screening Along Residential District Boundaries).

- (1) Use Adjoins Residential or Agricultural Property - Along any rear or side lot line which adjoins residential or agricultural property, whether such property is presently occupied for residential purposes or only zoned for such use, an open area unobstructed from the ground to the sky at least one hundred (100) feet wide, shall be provided within the manufacturing district. Such open area shall not be paved nor used for off-street parking, loading, or storage or processing of any kind.

- (2) Use Adjoins Commercial or Manufacturing Property - Along any lot line, which adjoins property, either classified or presently utilized for commercial or manufacturing purposes, and an open area at least seventy-five (75) feet wide, shall be provided. Such area may be utilized for off-street parking or loading but shall not be used for storage or processing of any kind.

9. Required Yards Within PMD-3 Districts - Due to the potentially disruptive activities which may be permitted within PMD-3 Districts, special yard provisions are required.

- a. Provisions Applicable to Zone Lots Occupied by Any Activity Classified as Disruptive Manufacturing - Along any lot line, which adjoins property, either classified or presently utilized for commercial or manufacturing purposes, and an open area at least one hundred (100) feet wide, shall be provided. Such area may be utilized for off-street parking or loading but shall not be used for storage or processing of any kind.

5-104 SUPPLEMENTAL PROVISIONS APPLICABLE TO M-2 DISTRICTS

The following section only applies to any property being requested by the applicant to be rezoned to M-2. All existing M-2 districts shall comply with the bulk and supplemental regulations herein.

5-104.1 Operation and Intent of Requested M-2 Districts - The M-2, Heavy Manufacturing District, is intended to provide a mechanism for managing a wide variety of high impact, potentially noxious and/or dangerous, but necessary uses or activities, which seek to locate within the Planning Jurisdiction. Certain of the potential uses that may locate within the district have associated with them some special impact or uniqueness related to materials, processes or products that cannot be evaluated as to effect on the surrounding area or environment in advance of the use being proposed for a particular location. At the time an application is filed for approval of an M-2 District, a review of the location, design configuration and environmental impact will be conducted. This evaluation shall consider the proposed use, the proposed development plan and all operational and environmental data required to be submitted. The express goal of this review is to determine appropriate design criteria and environmental safeguards to be applied to such use in order to protect the health and safety of the public at large. The review will formulate a basis for a detailed recommendation to the County Commission as to the conditions under which the proposed use may be permitted to locate within the Planning Jurisdiction by virtue of creation of an M-2, Heavy Manufacturing District.

5-104.2 Development Plans and Review Process

- 1. Procedure for Submission and Review - The process for review and approval of any M-2, Heavy Manufacturing District, consists of three (3) progressive elements:
 - a. Review and recommendation of a preliminary development plan by the applicable Regional Planning Commission as specified in Subpart 2, of this section.

- e. The proposed site will be adequately served by public utilities and services to ensure a safe operation.
- f. The proposed use will not result in the transportation of dangerous products or wastes through areas of population concentration that would endanger community safety.
- g. The proposed site will have direct access from a road classified as an arterial or collector on the Major Thoroughfare Plan.
- h. The proposed lot shall be sufficient so that no danger occurs to the adjoining uses.
- i. The proposed site will not be located within a one hundred (100) year floodplain or wetland.

2. General Site Design Criteria -

- a. No excavation or filling shall be made within any portion of the yard areas required by Subsection 5-103.4, Subpart 8, (Required Yards Within M-2 Districts).
- b. Provisions shall be made for the disposal of surface water falling on or crossing the site at all times, during and after completion of the operations. The operations shall not obstruct the normal flow of any public drain or annul/abolish the riparian rights of any other party to a stream or drain.
- c. The depth of excavation and the materials to be used for fill shall not have any adverse effect on the supply, quality or purity of ground water or wells.
- d. The finished surface of the site shall bear the proper relationship to that of adjoining properties.
- e. The installation of roads, parking areas, buildings, structures and operational facilities and equipment shall be located on the site so that adjoining properties will not be adversely affected.
- f. The operation shall be conducted so as not to create a nuisance or cause undue noise, vibration, dust, odor, or candescence to adjacent properties.
- g. The proposed site must have a public supply of water available, capable of providing the required fire flow to fire hydrants on site.

5-104.4 Expansion of Facilities or Changes in Operational Characteristics

Any approval of an M-2 Heavy Manufacturing District is specifically limited to the uses, facilities and operations presented and approved in the plans provided for by this section. Any expansion of the facilities or change in the materials, services or products shall only be accomplished after approval of a modified site development plan. Such modification may be approved by resolution of the County Commission.

5-105 SUPPLEMENTAL PROVISIONS APPLICABLE TO PMD-3 DISTRICTS

The following section only applies to any property being requested by the applicant to be rezoned to PMD-3. All existing PMD-3 districts shall comply with the bulk and supplemental regulations herein.

5-105.1 Operation and Intent of Requested PMD-3 Districts - The PMD-3, Planned Manufacturing District (Data and Energy Processing), is intended to provide a mechanism for high-intensity, technology-driven, and energy-dependent industries, including, but not limited to, data centers, battery energy storage systems (BESS), cryptocurrency mining operations, and large-scale data mining facilities which, by the nature of their function, require substantial utility demand, cooling capacity, or data processing infrastructure. This district is further intended to be located within the interior of existing or planned industrial parks, surrounded by less intensive industrial zoning classifications, such as the M-1, M-2, or PMD-1 and PMD-2 Districts, in order to provide a transitional hierarchy of land use intensity. The PMD-3 District shall not directly adjoin residential or agricultural districts. The regulations established herein are intended to promote the orderly development of such facilities while providing adequate protection to adjacent uses through ensuring responsible energy and water use through early coordination with public utilities, the control of noise, vibration, heat, light, electromagnetic interference, and other similar operational effects. At the time an application is filed for approval of an PMD-3 District, a review of the location, design configuration and environmental impact will be conducted. This evaluation shall consider the proposed use, the proposed development plan and all operational and environmental data required to be submitted. The express goal of this review is to determine appropriate design criteria and environmental safeguards to be applied to such use in order to protect the health and safety of the public at large. The review will formulate a basis for a detailed recommendation to the County Commission as to the conditions under which the proposed use may be permitted to locate within the Planning Jurisdiction by virtue of creation of an PMD-3, Planned Manufacturing District (Data and energy Processing).

5-105.2 Development Plans and Review Process

- 1. **Procedure for Submission and Review** - The process for review and approval of any PMD-3 Planned Manufacturing District (Data and energy Processing), consists of three (3) progressive elements:
 - a. Review and recommendation of a preliminary development plan by the applicable Regional Planning Commission as specified in Subpart 2, of this section.

- b. Consideration by the County Commission of the requested PMD-3 District, as specified in Subpart 3 of this section.
- c. Review and approval of a final development plan as specified in Subpart 4, of this section.
2. Preliminary Development Plan - All applications for approval of an PMD-3, Planned Manufacturing District (Data and energy Processing), shall be made by the landowner or authorized agent in accordance with the provisions of this section.
- a. Plan Content - All preliminary development plans submitted under this section shall be accompanied by the following:
- (1) Site Data and General Information -
- Letter from the landowner detailing the proposed zone change.
 - Location map of the proposed site.
 - Preliminary site plan prepared by a licensed engineer indicating existing and proposed contours at a vertical interval no greater than five (5) feet, along with the location and proposed use of structures and other site alterations.
 - A land use map indicating the ownership and present usage of all parcels located within five hundred (500) feet from the periphery of the proposed site.
 - Highway assessment indicating the existing width and type of pavement and existing traffic conditions of all roads giving access to the property.
- (2) Operational Data
- Sufficient information to fully divulge the operational nature, intensity and ultimate extent of the proposed activity.
 - Nature of materials to be utilized and processes involved in the proposed operation, to specifically include a detailed listing of types and expected quantities of all materials classified as hazardous by the Federal Department of Environmental Protection or by the Tennessee Department of Environment and Conservation.
 - Average number of vehicles entering and leaving the site on a daily basis and the anticipated route(s) of travel.
 - Detailing of types and current status of all Federal and State permits required for operation of the proposed facility.
 - Detailing of all safety and protective measures to be utilized in connection with the operation as well as an indication of the system proposed for dealing with complaints.
 - A general indication of the anticipated duration of the proposed use and, details of plans and methodologies proposed for removal of the activity and/or reclamation of the site.
 - All facilities shall comply with Federal Communications Commission (FCC) standards regarding Electromagnetic Interference (EMI) and shall not cause measurable interference with communications infrastructure or public safety networks.
- (3) Environmental Data
- A demonstration via sound study conducted by a professional acoustical expert that the sound generated by a data center shall be limited to a maximum decibel level of 70 (dBA) as measured from the property line of the use. Such sound study shall be conducted using generally accepted methodology. A sound study shall be conducted at the following phases:
 - A preliminary study shall be conducted and supplied as part of the application process. The preliminary sound study shall include recommended sound reducing materials or systems as needed to meet the required sound limit.
 - An interim sound study shall be conducted during the building permit approval process based upon the proposed user or users of the data center uses depicted on the building plans. Any sound reducing materials or systems recommended by interim sound study shall be incorporated into the construction plans for the use.
 - An as-built sound study shall be conducted six months after issuance of the certificate of occupancy. If it is determined by the as-built sound study that there is a violation of the aforesaid noise limits, it shall be considered a violation of this ordinance.
 - A demonstration via vibration study prepared by a qualified professional that demonstrates that no vibration from the data center or associated equipment will be perceptible to the human sense of feeling beyond the property line.
- b. Planning Commission Recommendation - The information required by Subpart a, (above) shall be presented in sufficient copies for review and recommendation by the Applicable Regional Planning Commission. The Commission shall consider the preliminary development plan and forward a detailed recommendation concerning its disposition to the County Commission. This recommendation may contain suggestions for specific conditions and/or limitations to be applied to the use should the County Commission approve the zoning request.

3. Action by County Commission - After review and recommendation by the applicable Regional Planning Commission, the applicant may proceed to the County Commission with the proposal. At the meeting of the County Commission where the proposal is presented, the preliminary site development plan along with the action recommended by the Planning Commission shall be presented for review. The County Commission may approve or disapprove the rezoning request. Upon action by the County Commission approving the preliminary site development plan and the proposed change in zoning classification, the applicant may proceed to prepare and present to the Planning Commission a final site development plan as set forth in Subpart 4. of this section. In no event shall a building permit be issued for any portion of a development subject to this procedure until a final site development plan has been approved.
4. Final Development Plan - Following the action by the County Commission creating the PMD-3 District, the applicant may proceed to prepare and present for review by the Planning Commission a final development plan.
- a. Information Required - The information indicated herein shall be provided with all final development plans submitted in accordance with this section.
- (1) General Site Information - The information required by ARTICLE XII, Section 12-102.3, Subpart 2. (Site Plan) of this resolution, shall be provided.
- (2) Approved State and Federal Permits - Copies of all permits required by State and Federal law for operation of the facility shall be provided.
- (3) Site Restoration or Reclamation Plan - Depending upon the nature of the proposed use, a site restoration or reclamation plan may be required as a condition of zoning approval. Where such is required, said plan shall accompany the final development plan. Adequate provision as determined by the County Attorney, shall be made to ensure implementation of said plan regardless of the future financial capabilities of the applicant.
- b. Determination of Substantial Compliance - Any final site development plan submitted in conformance with this section shall be evaluated as to the "substantial compliance" of such plan to the approved preliminary development plan and for compliance with all other provisions of this resolution which were not contained in the preliminary development plan. The final site development plan shall be deemed in substantial compliance with the preliminary site development plan provided modifications by the applicant do not involve changes which exceed those permitted by ARTICLE XII, Subsection 12-102.7, Construction to Be in Accordance with Approved Plans. The Planning Commission shall review the plan as to its "Substantial Compliance" with the preliminary site development plan and either:
- (1) Approve the plan as presented.
- (2) Disapprove the plan. (See Subpart d. of this section.)
- (3) Approve the plan with modifications, which in its judgment are required in order for the plan to meet the test of substantial compliance with the preliminary development plan and/or conditions established by the County Commission upon approval of the PMD-3 Zoning District. Where a final site plan is approved with modifications the provisions of Subpart c. of this section, shall apply.
- c. Approval with Modifications; Applicant's Response - When the Planning Commission's action on any final development plan is "Approval with Modifications", the Commission shall transmit to the property owner in writing the conditions or modifications which must be complied with in order that the proposed development receive approval. Within sixty (60) days of the transmittal of the required modifications, the applicant may make a written response concurring with the required modifications, in which case the development is deemed to have final approval at the date of receipt by the Planning Commission of said written concurrence. When the applicant makes a negative reply or no reply is made within sixty (60) days of the date of conditional approval, the development shall be deemed disapproved, unless such time limit is extended by a specific action of the Planning Commission upon a written request of the applicant. In the event of disapproval, the applicant may request review of such ruling as set forth in Subpart e., of this section.
- d. Disapproval - If the Planning Commission finds that the final plan does not meet the test for substantial compliance or does not comply with other standards of approval established by the County Commission in its action creating the PMD-3, Planned Manufacturing District (Data and Energy Processing), it shall disapprove the plan. In the event of disapproval, a written report shall be prepared by the Planning Commission and sent to the County Commission and the applicant. This report shall detail the grounds on which the plan was denied to specifically include ways in which the final plan violated the substantial compliance provisions or other standards of review.
- e. Review of Approval Action - In the event that any final development plan shall be disapproved, such action shall, upon request by the applicant, be reviewed by the County Commission. The County Commission shall consider the report submitted by the Planning Commission and such other information as it may require in order to determine whether such development in its view meets the

test of substantial compliance and complies with other standards of review herein established. Should the County Commission uphold the Planning Commission in its action, it shall notify the applicant that final approval of the development plan is denied. Should the County Commission override the Planning Commission's recommendation to disapprove the plan, it shall notify both the applicant and the Planning Commission of its decision and the action of the County Commission approving the plan shall become final.

5-105.3

Site Location and Design

1. General Location Criteria. The provisions of this section shall apply in determining the suitability of any site proposed for classification as an PMD-3 Planned Manufacturing District (Data and Energy Processing).

- a. The proposed site shall be located within the interior of existing or planned industrial parks, surrounded by less intensive industrial zoning classifications, such as the M-1, M-2, or PMD-1 and PMD-2 Districts, in order to provide a transitional hierarchy of land use intensity. The PMD-3 District shall not directly adjoin residential or agricultural zoning districts.
- b. The proposed use will not pollute or deteriorate air quality, surface or subterranean water, or any other natural features.
- c. The proposed site will not be located in an area that could contaminate the source of an existing water supply.
- d. The proposed site will be free of sinkholes, caves, caverns, or other karstic features that would present significant potential for surface collapse or significant degradation to local ground water resources.
- e. The proposed site will be adequately served by public utilities and services to ensure a safe operation.
- f. The proposed use will not result in the transportation of dangerous products or wastes through areas of population concentration that would endanger community safety.
- g. The proposed site will have direct access from a road classified as an arterial or collector on the Major Thoroughfare Plan.
- h. The proposed site shall be sufficient so that no danger occurs to the adjoining uses.
- i. The proposed site will not be located within a one hundred (100) year floodplain or wetland.

2.

General Site Design Criteria

- a. No excavation or filling shall be made within any portion of the yard areas required by Subsection 5-103.4, Subpart 8, (Required Yards Within PMD-3 Districts).
- b. Provisions shall be made for the disposal of surface water falling on or crossing the site at all times, during and after completion of the operations. The operations shall not obstruct the normal flow of any public drain or annul/abolish the riparian rights of any other party to a stream or drain.
- c. The depth of excavation and the materials to be used for fill shall not have any adverse effect on the supply, quality or purity of ground water or wells.
- d. The finished surface of the site shall bear the proper relationship to that of adjoining properties.
- e. The installation of roads, parking areas, buildings, structures and operational facilities and equipment shall be located on the site so that adjoining properties will not be adversely affected.
- f. The operation shall be conducted so as not to create a nuisance or cause undue noise, vibration, dust, odor, or candescence to adjacent properties.
- g. The proposed site must have a public supply of water available, capable of providing the required fire flow to fire hydrants on site.

5-105.4

Expansion of Facilities or Changes in Operational Characteristics

Any approval of an PMD-3 District is specifically limited to the uses, facilities and operations presented and approved in the plans provided for by this section. Any expansion of the facilities or change in the materials, services or products shall only be accomplished after approval of a modified site development plan. Such modification may be approved by resolution of the County Commission.

8-107.2 Vegetative Reserve Green Strip A minimum of a ten (10) foot vegetative reserve green strip shall be maintained on all road frontages in order to control vehicular access, sight visibility and to assist in the stormwater run-off from the parking lot and other impervious surfaces. Such reserve strip shall be free from all structures and parking. Such reserve strip may be planted with any type of shrubs and/or grasses that, at mature growth, do not exceed three (3) feet in height, so as to not interfere with vehicular sight visibility. Such requirement may be waived for all new developments within the B-2 district should an alternative access controls and stormwater designs be implemented.

8-107.3 PMD-3 Buffering Strip - A minimum of a fifty (50) foot reserved portion of a parcel perimeter, which shall be free of all buildings, structures, signs, parking or other paved and hard surfaces shall be required for the purpose of buffering one land use from another, possibly incompatible land uses. Such strip shall be planted with year-round evergreen trees and shrubs a minimum of four (4) feet in height (when planted) on triple rowed, staggered centers to achieve a natural and full buffer depending on tree species. Total overall height of at least two (2) rows of plantings shall be a minimum of eight (8) feet upon mature growth. Additionally, all perimeter tree buffering shall be accompanied on the outermost perimeter by a solid, buffering privacy fence that is eight (8) feet in height. Such tree and fencing buffer shall be maintained and free of debris with other specifications as may be required by the Planning Commission or Building Commissioner to ensure proper screening between properties, wherever required. In the case of undisturbed mature-growth trees, the Planning Commission or Building Commissioner may reduce additional plantings in areas specified to preserve the established trees. Furthermore, the selection of trees may be specified by the Building Commissioner or Planning Commission due to existing overhead utility lines, which may interfere with the mature height of such selected tree specification. All buffer strips and/or fencing shall be maintained for the life of the use and/or improvements (amended August 15, 2005). Refer to Appendix G for the list of approved Tennessee Native Trees and list of prohibited invasive species. (Amended August 10, 2023)

A-102 GENERAL DEFINITIONS

A-102.1 Application - Except where definitions are specifically included in various articles and sections, words in the text or tables of this resolution shall be interpreted in accordance with the provisions set forth in this section. Where words have not been defined, the standard dictionary definition shall prevail.

A-102.2 Terms Defined

Abutting - Having a common border with, or being separated from, such a common border by a right-of-way or easement.

Access - The right to cross between public and private property allowing pedestrians and vehicles to enter and leave property (Ingress/Egress).

Accessory Dwelling Unit (ADU) - An accessory dwelling unit (ADU) is smaller, incidental and subordinate to the primary dwelling on the same zone lot. The ADU is independently habitable and provides the basic requirements of shelter, heating, cooking, and sanitation. There are many types of ADUs that are either *attached* to the Principal Dwelling Unit or *detached* structures: **(See Appendix B-105, Accessory Uses)** (amended 10/15/2018)

- Guest Cottage - a detached dwelling unit that is incidental and subordinate to the primary dwelling;
- Converted Garage or Garage Apartment - an accessory dwelling unit above or attached to a detached garage;
- Accessory Suite or "Granny Flat" - converted living space, attached garages, basements or attics or additions or a combination thereof for dwelling purposes of extended family;
- Boat House as a site-built permanent structure (not houseboat) above the TVA flowage easement.

Accessory Energy Generation System (AEGS) - Refers to secondary or auxiliary energy-producing installations that operate alongside a primary power system to provide supplemental, backup, or efficiency-enhancing energy generation. Systems are typically smaller in capacity than the main energy source and are integrated to improve overall operational resilience, reduce dependence on grid-supplied electricity, or support on-site renewable generation. The term "accessory" highlights their supporting role as these systems are not the main source of power, however serve as a complementary mechanism that help ensure reliability, stability, and sustainability within a larger energy network. Accessory energy generation systems may include, but are not limited to, a range of technologies such as rooftop solar photovoltaic (PV) arrays, small-scale wind turbines, microturbines, cogeneration (combined heat and power, or CHP) units, hydrogen fuel cells, and kinetic recovery mechanisms. In industrial or commercial settings, these systems are often deployed to offset peak energy demand, provide backup during outages, or optimize power usage through load sharing and demand response strategies. Often utilized in tandem with battery energy storage systems (BESS) to form hybrid microgrids capable of autonomous operation when disconnected from the utility grid. Accessory energy generation systems are engineered for interoperability, often managed through smart controllers and energy management systems that dynamically balance energy flows between sources, storage, and loads. Environmentally, they contribute to decarbonization goals by enabling localized renewable production and reducing transmission losses. In modern energy infrastructure, AEGS plays a role in advancing distributed generation, grid resilience, and sustainable facility operations, particularly for data centers, manufacturing complexes, and off-grid installations seeking greater energy autonomy and sustainability.

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

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

Activity - Performance of a function or operation, which constitutes the use of land.

Activity-Principal - (See Principal Activity.)

Actual Construction - Excavation of a site and/or the placement of building materials in conjunction with the construction of a building or other structure.

Agricultural Production - Those operations including associated land and facility management activities engaged in commercial propagation, raising, harvesting and/or processing of any plant or animal or products thereof for purposes of consumption, utilization, good or service either on site or for distribution.

Alley - A public way intended to provide only secondary vehicular access to abutting properties.

Animal Unit - A measure, which represents a common denominator for the purposes of defining a farm. The animal unit accounts for the carrying capacity of one acre of land and is related to the amount of feed various species consume and the amount of waste they produce. Animal Unit shall be measured as defined in current edition of *The Stockman's Handbook* and regulated by the appropriate State and Federal Agencies.

Area - The area included within surrounding exterior walls or exterior walls and exclusive of courts. The area of a building or portion of a building without surrounding walls shall be the usable area under the horizontal projection of the roof or floor above.

Arterial Road/Street - A roadway that provides for traffic movement between areas and across portions of the county and secondarily for direct access to abutting land, as indicated on the Official Major Thoroughfare Plan Map, as approved by the Sullivan County Regional Planning Commission and is recorded in the Register of Deeds Office.

Attached - An enclosure having continuing walls, roof and floor.

Automotive Sales Lot - A parcel of land with the principal or accessory use being for the purpose of sale or resale of three or more automotive vehicles during a (6) six-month period of a calendar year.

Basement - Any building story having a floor below grade.

Battery Energy Storage Systems (BESS) - Integrated technology designed to store electrical energy in chemical form and release it when needed, providing flexibility, reliability, and efficiency to modern power systems. A BESS comprises rechargeable batteries (commonly lithium-ion, but may also include emerging chemistries such as flow batteries, sodium-ion, and solid-state batteries) combined with power conversion systems, control electronics, and safety mechanisms. These systems can be deployed at multiple scales, from residential installations supporting rooftop solar systems to grid-scale facilities capable of stabilizing entire power networks. The primary functions of a BESS include energy time-shifting (storing energy during periods of low demand or high renewable generation and discharging during peak demand), frequency regulation, voltage support, and backup power. In renewable energy integration, BESS units play a role in balancing intermittent sources like wind and solar, enhancing grid resilience, and reducing reliance on fossil-fuel-based peaker plants. BESS installations are increasingly integrated with smart grid technologies, enabling real-time monitoring, predictive maintenance, and remote control. Related challenges may include lifecycle costs, battery degradation, safety concerns (thermal runaway), and end-of-life recycling.

Buffer Strip - A reserved portion of a parcel which shall be free of all buildings, structures, signs, parking or other paved and hard surfaces for the purpose of buffering one land use from another, possibly incompatible land use. Such strip shall be planted with year-round evergreen trees and shrubs. Such buffer shall be maintained and free of debris with other specifications as required by the Planning Commission or Building Commissioner to ensure proper screening between properties. In the case of undisturbed mature-growth trees, the Planning Commission or Building Commissioner may reduce additional plantings in areas specified so as to preserve the established trees. Furthermore, the selection of trees may be limited due to existing overhead utility lines which may interfere with the mature height of such selected tree specimen. See Article 8-107.1 for requirements.

Building - Any structure or integrated appurtenance of a structure (overhang) which:

- (A) Is permanently affixed to the land, and
- (B) Has a roof supported by columns or walls or overhang, and
- (C) Is intended for the shelter or enclosure of goods or persons, and
- (D) Is bounded by either open area or the lot lines of a zone lot.

Building-Principal - (See Principal Building.)

Bulk - Describes the size of buildings or other structures, and their relationship to each other and to open areas and lot lines, and therefore includes:

- (A) The size (including height and floor area) of buildings or other structures,
- (B) The area of the zoning lot upon which a residential building is located, and the number of dwelling units within such buildings in relation to the area of the zoning lot,
- (C) The location of exterior walls of buildings or other structures in relation to lot lines, to other walls of the same building, to legally required windows, or to other structures, and
- (D) All open areas relating to buildings or other structures and their relationship, thereto.

Childcare - The provision of supplemental parental care and supervision:

- (A) For a non-related child or children;
- (B) On a regular basis;
- (C) For less than twenty-four (24) hours a day; and
- (D) Under license issued by the Tennessee Department of Human Services.

As used in this resolution, the term is not intended to include baby-sitting services of a casual, non-recurring nature or in a child's own home. Likewise, the term is not intended to include cooperative reciprocal childcare by a group of parents in their domiciles or the keeping of four (4) or less preteen-age children which is an activity regulated as a minor home occupation by this resolution.

Commercial Complex - A commercial complex shall mean a building or group of buildings constructed or to be constructed upon a zone lot and used or designed to be used for two or more occupancies.

Completely Enclosed - Refers to a building or other structure having a roof and separated on all sides from the adjacent open area or from other buildings or other structures, by exterior walls or party walls, pierced only by windows or entrance and exit doors normally provided for persons, goods or vehicles.

Cryptocurrency Mining Operations - Industrial-scale computing activities that validate and secure transactions on blockchain networks through cryptographic processes, most commonly using proof-of-work (PoW) consensus mechanisms. Mining involves solving complex mathematical puzzles that require extensive computational power, with successful miners earning new cryptocurrency tokens as rewards. Operations can range from small-scale setups run by individuals to massive facilities, often referred to as "mining farms", containing thousands of specialized mining machines known as application-specific integrated circuits (ASICs) or high-performance graphics processing units (GPUs). The physical infrastructure of large mining operations includes dedicated data halls, high-density electrical systems, advanced cooling solutions (air or immersion-based), and network connectivity to global blockchain nodes. Operations consume substantial amounts of electricity and their environmental impact has become a major area of concern, prompting interest in renewable energy-powered mining and the exploration of alternative consensus mechanisms such as proof-of-stake (PoS). Economically, mining operations are influenced by factors such as electricity prices, equipment efficiency, market volatility, and regulatory frameworks. Cryptocurrency mining represents the computational foundation of decentralized digital currencies, combining elements of computer science, economics, and energy systems on a global scale.

Curb Level - The mean of the elevations of the side lot lines extended to the street line.

Curb Line - The line formed by a curb extending along its roadbed or street bed.

Data Centers - Specialized facility designed to house and manage an organization's critical computing infrastructure, including servers, storage systems, networking equipment, and associated software and security systems. Data centers serve as the backbone of the digital economy, enabling the processing, storage, and transmission of vast quantities of data generated by online activities, enterprise applications, and cloud services. Ranging from small on-premises server rooms to massive hyperscale complexes operated by major technology firms, data centers often feature redundant power supplies, advanced cooling systems, and robust cybersecurity measures to ensure continuous operation and data integrity. Increasingly, data centers are designed with virtualization and cloud computing architectures, allowing flexible allocation of computing resources across distributed networks. The environmental footprint of data centers, particularly their high electricity consumption and cooling requirements, has led to growing emphasis on renewable energy sourcing, liquid cooling technologies, and efficient power utilization effectiveness (PUE).

Density - The ratio of the number of dwelling units located on a lot to the horizontal area of the lot, expressed in dwelling units per acre.

Development - Any man-made change to improved or unimproved real estate including but not limited to buildings or other structures, mining, dredging, filling, paving, excavating, or drilling operations. Agricultural activities such as plowing or cultivating and gardening activities are not included in this definition of development.

Development Area (Minimum) - The minimum amount of land area required for each dwelling unit located upon a zone lot. The minimum lot size provision shall apply to all lots within the district. However, the minimum development area provision may require a lot larger than the minimum lot size where the intended intensity of use would so require.

Dormitory - A facility providing group living quarters for a student body, or other group as an associated use to a college, university, boarding school, orphanage, or other similar use when not located on the same site as the principal associated use. Rooming units are not equipped with kitchen facilities, although one or more dwelling unit may be provided for occupancy by staff. This term is intended to include university dormitories as well as fraternity or sorority houses.

Dwelling - A building, or portion thereof, designed or used exclusively for residential occupancy, but not including transient occupancy.

Dwelling Unit - One (1) or more rooms that are physically arranged, designed, used or intended to create an independent housekeeping establishment for occupancy by one (1) family, and that include lawful cooking space, sleeping space and lawful sanitary facilities reserved for the occupants, thereof.

Easement - A grant of one (1) or more of the property rights by the owner to, or for use by, the public, a corporation or another person or entity.

Energy Reclamation Systems (ERS) - Integrated technological framework designed to capture, convert, and reuse waste energy, such as heat, kinetic, or potential energy, that would otherwise be lost during industrial, commercial, or mechanical processes. These systems embody the principles of energy efficiency and circular energy management by transforming unused or residual energy into usable forms of power, often electricity or thermal energy, thereby improving overall system performance and reducing environmental impact. Energy reclamation systems operate across a wide spectrum of applications. In manufacturing and heavy industry, ERS technologies recover waste heat from furnaces, turbines, or exhaust gases through heat exchangers, thermoelectric generators, or organic Rankine cycle systems. In transportation and mechanical systems, regenerative braking in electric vehicles and trains exemplifies kinetic energy reclamation, converting motion into stored electrical energy. Building systems may incorporate thermal reclamation units that recover heat from HVAC exhaust or wastewater streams, feeding it back into heating or preconditioning processes. Even within digital infrastructure, such as data centers, ERS concepts are increasingly applied to capture server-generated heat and repurpose it for district heating or on-site water heating systems. From a systems-engineering perspective, energy reclamation involves analysis of thermodynamic efficiency, material compatibility, and control integration. These systems can employ sensors, feedback loops, and automation to optimize recovery rates and minimize conversion losses. They also may function to lower operating costs and reduce the carbon intensity of operations by decreasing total primary energy demand.

Family - One of the following:

- (A) An individual, or two (2) or more persons occupying a dwelling unit and living as a single independent, nonprofit housekeeping unit, together with incidental domestic servants and temporary nonpaying guests.
- (B) A group of not more than five (5) unrelated persons living together as a single nonprofit housekeeping unit.
- (C) A group of unrelated handicapped persons (as defined by Title VIII, of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988) occupying a dwelling unit and living as a single, nonprofit housekeeping unit, provided:
 - (1) Any entity owning or operating any facility permitted under this provision shall be established as a "not for profit" association under appropriate provisions of the Federal Code.
 - (2) Any facility permitted under this provision shall at the time application is made for any building or occupancy permit and at all times thereafter be appropriately licensed by the State of Tennessee.

Farm - A parcel of land meeting either of the following conditions:

- (A) A parcel of land equal to or exceeding fifteen (15) acres in size and used for residential and "agricultural production" purposes (as defined by this resolution) and meeting the following conditions:

B-102 LISTING OF PRINCIPAL ACTIVITY TYPES - All principal activities are hereby classified into the following types.

- A. Residential Activities**
 Permanent
 Semi-transient
- B. Community Facility Activities**
 Administrative Services
 Childcare Facilities
 Community Assembly
 Cultural and Recreational Services
 Educational Facilities
 Essential Public Transport, Communication
 and Utility Services
 Extensive Impact Facilities
 Health Care Facilities
 Intermediate Impact Facilities
 Religious Assembly Facilities
 Special Institutional Care Facilities
 Special Personal and Group Care Facilities
 Waste Disposal Operations
- C. Commercial Activities**
 Adult Entertainment
 Animal Care and Veterinary Services
 Automotive Parking
 Automotive and Marine Craft Sales, Service and Repair
 Banking, Financial, Insurance and Real Estate Services
 Convenience Retail Sales and Services
 Entertainment and Amusement Services- Limited
 General Business and Communication Services
 General Retail Sales and Services
 Group Assembly and Commercial Outdoor Recreation
 Outside Material and Equipment Sales and Repair Yards
 Professional Services - Medical
 Professional Services - Non-medical
 Restaurant, Full-Service
 Restaurant, Take-Out
 Scrap Operations/Junkyards/automobile wrecking yards
 Self Service Storage
 Storage yards
 Transient Habitation
 Warehousing, Goods Transport and Storage
 Wholesale Sales
- D. Manufacturing Activities**
 Manufacturing - Basic Industry
 Manufacturing - General
 Manufacturing - Hazardous Operations
 Manufacturing - Limited
 Manufacturing - Data and Energy Processing
- E. Agricultural and Extractive Activities**
 Agriculture - General
 Agriculture - Intensive
 Agricultural Services
 Mining and Quarrying
 Plant and Forest Nurseries
 Landscaping/Hardscaping

3. Activity Type - Manufacturing -General

- a. Intent and Limitations - This grouping is intended to include a broad range of manufacturing operations. The grouping does not include those operations engaged in operations classified as Basic Industry or Hazardous Operations.
- b. Use Listing - Subject to the general intent and limitations set out above for this use grouping manufacturing activities and operations, except those classified as Basic Industry or Hazardous Operations shall be classified as general manufacturing operations.

4. Activity Type - Manufacturing - Hazardous Operations

- a. Intent and Limitations - This grouping is intended to include manufacturing operations that involve the storage, processing and transport of raw materials and/or finished goods, which are classified as hazardous or include activities that may present serious hazards to human life and health.
- b. Use Listing
Arsenals
Atomic Reactors
Explosives and Fireworks Manufacture and Storage

5. Activity Type – Manufacturing – Data and Energy Processing

- a. Intent and Limitations – This grouping is intended to include manufacturing operations that involve high-intensity, technology-driven, and energy-dependent industries, which, by the nature of their function, require substantial utility demand, cooling capacity, or data processing infrastructure.
- b. Use Listing
Data Centers
Cryptocurrency mining operations

6. Activity Type – Planned Artisan Limited (added 01/11/2024)

- a. Intent and Limitations - This class of district is intended to provide space exclusively for individual artistic and cultural practices that produce on-site manufactured goods through the use handheld power tools and light motorized apparatuses. Such manufacturing practices may not involve substantial volumes of raw materials, freight transport, large-scale operations such as specialized divisions of labor, or manufacturing structures exceeding typical indoor-outdoor workspaces such as smokestacks, industrial compressors, assembly lines, generators, storage tanks, and industrial mixers or centrifuges. Additionally, the release of smoke, fumes, gaseous discharges, or drainage associated with scaled manufacturing such as smoke, dust plumes, particulate matter, methane gases, liquid waste runoff, and sulfurous gases are prohibited along with other characteristics related to scaled manufacturing such as warehouses, energy supply buildings, and loading docks.
- b. Use Listing: Small Scale artisan-oriented light and customized manufacturing.
 Artisan Workshop
 Art Studios
 Cultural Creation Centers
 Gallery Workshops
 Jewelry making
 Pottery making
 Small Artisan/ Traditional Guild Group Learning Spaces
 Shared or Collaborative Workshops
 Sculpture making
 Traditional Guild Blacksmithing
 Woodworking

SULLIVAN COUNTY BOARD OF COMMISSIONERS
Work Session
Public Comment, Non-Agenda Items
June 11, 2026

PLEASE PRINT INFORMATION

	Name	Street Address	City	✓
1	Allison Cathy	501 Hill Rd.	Kpt.	
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

Old Business

Item 1 Resolution No. 2026-04-02

Sponsors: Stidham/Gardner

RESOLUTION TO PROVIDE FUNDING TO THE PETWORKS ANIMAL SERVICES FOR \$50,000 FOR THE DAY-TO-DAY OPERATION OF THE SHELTER.

New Business

Item 2 Resolution 2026-06-02

Sponsors: Vanover/Gardner

A RESOLUTION TO ACCEPT AND APPROPRIATE FUNDS FROM THE TENNESSEE DEPARTMENT OF TRANSPORTATION FOR THE FY 2027 SULLIVAN COUNTY LITTER GRANT.

Item 3 Resolution 2026-06-03

Sponsors: Hayes/Stidham

RESOLUTION FOR SULLIVAN COUNTY TO ACCEPT DONATION OF REAL PROPERTY AT 1735 BRISTOL CAVERNS HIGHWAY FOR CONTINUED USE AS A RECYCLING CENTER.

Item 4 Resolution 2026-06-04

Sponsors: Vanover/Crosswhite

RESOLUTION TO RECOGNIZE AN AMENDMENT TO THE FY 2026 STATE SPECIAL EDUCATION PRESCHOOL GRANT IN THE GENERAL PURPOSE SCHOOL FUND.

Item 5 Resolution 2026-06-05

Sponsors: Vanover/Crosswhite

RESOLUTION TO RECOGNIZE THE FY 2026 SUMMER LEARNING CAMPS AND SUMMER LEARNING TRANSPORTATION GRANT FUNDS IN THE GENERAL PURPOSE SCHOOL FUND.

Item 6 Resolution 2026-06-06

Sponsors: Vanover/Crosswhite

RESOLUTION TO RECOGNIZE REVISION 3 OF THE FY 2026 INNOVATIVE SCHOOL MODELS (ISM) GRANT FUNDS IN THE GENERAL PURPOSE SCHOOL FUND.

Item 7 Resolution 2026-06-07

Sponsors: Vanover/Crosswhite

RESOLUTION TO AMEND THE GENERAL PURPOSE SCHOOL FUND BUDGET TO APPROPRIATE TENNESSEE VALLEY AUTHORITY (TVA) INCENTIVE FUNDS FOR BOARD OF EDUCATION LIGHTING UPGRADES.

Item 8 Resolution 2026-06-08

Sponsors: Glover/King

RESOLUTION TO APPROPRIATE \$470,404.24 FROM HELENE DEBRIS REIMBURSEMENT FUNDS TO BE USED FOR REPAIR OF THE NELLIE PRATT SWINGING BRIDGE.

CONTINUED

Item 9 Resolution No. 2026-06-09

Sponsors: Cross/Cole

RESOLUTION TO RECOGNIZE AND APPROPRIATE ADDITIONAL FUNDS FROM THE SHERIFF HIRE, TRAIN, AND RECRUITMENT GRANT TO THE GENERAL FUND – SHERIFF’S DEPARTMENT BUDGET IN THE AMOUNT OF \$7,500 TO INCREASE THIS BUDGET TO \$67,500. THESE FUNDS ARE FULLY REIMBURSABLE FROM THE STATE OF TENNESSEE. WE HAVE ALREADY RECEIVED THESE FUNDS FROM THE STATE OF TN; THEREFORE, WE ARE REQUESTING TO ALLOCATE THE FUNDS TO BE UTILIZED TO PAY THE OFFICERS.

Item 10 Resolution No. 2026-06-10

Sponsors: Akard/Harvey

RESOLUTION TO APPROVE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF BRISTOL AND SULLIVAN COUNTY SOLID WASTE.

Item 11 Resolution No. 2026-06-11

Sponsors: Ward/Jones

RESOLUTION AUTHORIZING THE SULLIVAN COUNTY HIGHWAY DEPARTMENT TO INSTALL SIGNAGE CREATING A FOUR-WAY STOP AT THE INTERSECTION OF CENTENARY ROAD AND SPURGEON LANE AS A SAFETY IMPROVEMENT TO THE CURRENT TWO-STOP CONFIGURATION.

Item 12 Resolution No. 2026-06-12

Sponsors: Vanover/Locke

RESOLUTION TO APPROVE AGREEMENT BETWEEN CASELLA AND SULLIVAN COUNTY SOLID WASTE FOR PICKUP OF RECYCLABLE PLASTIC TO ENHANCE SOLID WASTE’S REVENUE STREAM AND INCREASE RECYCLING EFFORTS IN SULLIVAN COUNTY.

Item 13 Resolution No. 2026-06-13

Sponsors: Ward/Vanover

RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY SHERIFF’S OFFICE TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH FRONTIER HEALTH TO ESTABLISH A CLEAR PROTOCOL FOR THE *CO-RESPONSE PROGRAM* BETWEEN THE SULLIVAN COUNTY SHERIFF’S OFFICE AND FRONTIER HEALTH.

Item 14 Resolution No. 2026-06-14

Sponsors: King/Calton

RESOLUTION TO AMEND THE GENERAL FUND 2026 FISCAL YEAR BUDGET TO COMPLETE AN ORDERLY PROCESS OF FINISHING THE FISCAL YEAR OPERATIONS DUE TO THIS BEING THE FINAL COMMISSION MEETING.

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 01
Resolution No. 2026-04-02

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of June 2026.

RESOLUTION TO PROVIDE FUNDING TO THE PETWORKS ANIMAL SERVICES+ FOR \$50,000 FOR THE DAY TO DAY OPERATION OF THE SHELTER.

WHEREAS, PETWORKS is dedicated to providing the best possible care to lost and homeless animals and strives to end animal suffering and animal overpopulation through progressive and proactive policies and programs, including adoption, rescue, spay/neuter, and responsible ownership education.

WHEREAS, PETWORKS currently provides animal control services to the City of Kingsport and accepts animals that are dropped off at the shelter from anywhere in the Sullivan County area.

WHEREAS, the PETWORKS Board of Directors has agreed to provide animal control services for the rural unincorporated area of West Sullivan County.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in regular Session, hereby approves funding for the PETWORKS Animal Services in the amount of \$50,000. This amount is to be funded from the Fund Balance of the General Fund or other available funding.

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

Duly adopted this _____ day of _____ 2026.

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

ATTEST: _____

Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk.

CONTINUED

ACTION BY MAYOR

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

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

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

Mayor, Sullivan County

Sponsor: Commissioner Gary Stidham

Cosponsor: Commissioner John Gardner

ACTIONS: 04/09/26 (Work Session) To be considered on 1st Reading at regular session on 04/16/26;
04/16/26 (Regular Session) Placed on 1st Reading; 05/14/26 (Work Session) To be considered at Regular
Session on 05/21/26; 05/21/26 (Regular Session) Deferred by Sponsor; 06/11/26 (Work Session) Sponsor
plans to defer until July meeting.

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 02
Resolution No. 2026-06-02

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of June 2026.

A RESOLUTION TO ACCEPT AND APPROPRIATE FUNDS FROM THE TENNESSEE DEPARTMENT OF TRANSPORTATION FOR THE FY 2027 SULLIVAN COUNTY LITTER GRANT.

WHEREAS, the Tennessee Department of Transportation (TDOT) has awarded Sullivan County a Governmental Grant Contract for the FY 2027 Sullivan County Litter Grant, for the purpose of litter pickup and litter prevention education activities; and

WHEREAS, the grant contract is effective July 1, 2026, through June 30, 2027, and provides funding in the total amount of Eighty-One Thousand Three Hundred Dollars (\$81,300.00); and

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

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

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

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

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

- 1) The Governmental Grant Contract between the Tennessee Department of Transportation and Sullivan County for the FY 2027 Sullivan County Litter Grant, in the amount of \$81,300.00, is hereby accepted.
- 2) The sum of \$81,300.00 is hereby appropriated to the appropriate county fund and budget line items for the purposes outlined in the grant contract, subject to reimbursement procedures and grant compliance requirements.
- 3) The County Mayor, County Finance Director, and other appropriate officials are hereby authorized to execute any documents and take any actions necessary to implement this resolution and administer the grant in accordance with state and local requirements.

CONTINUED

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

Duly adopted this _____ day of _____ 2026.

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

ATTEST: _____

Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk.

ACTION BY MAYOR

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

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

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

Mayor, Sullivan County

Sponsor: Commissioner Zane Vanover

Cosponsor: Commissioner John Gardner

ACTIONS: 06/11/26 (Work Session) Sponsor to place on Consent at regular session on 6/18/26.

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 03
Resolution No. 2026-06-03

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of June 2026.

RESOLUTION FOR SULLIVAN COUNTY TO ACCEPT DONATION OF REAL PROPERTY AT 1735 BRISTOL CAVERNS HIGHWAY FOR CONTINUED USE AS A RECYCLING CENTER.

WHEREAS, solid waste has maintained a recycling center at 1717 Bristol Caverns Highway SR 435 for several years. The property owner is wanting to deed this to Sullivan County so maintenance of the area can be done.

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

Section 1: Sullivan County accepts the 0.17 +/- acres as shown on the attached deed and plat recorded in plat book 60 page 445 to be used as a recycling center

Section 2: The address to be recorded as 1735 Bristol Caverns Highway/ SR 435; Tax Map to be 039-044.02

Section 3: The County Attorney will prepare a final deed to Sullivan County.

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

Duly adopted this _____ day of _____ 2026.

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

ATTEST: _____

Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk.

CONTINUED

ACTION BY MAYOR

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

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

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

 Mayor, Sullivan County

Sponsor: Commissioner David Hayes

Cosponsors: Commissioner Gary Stidham; Commissioner

ACTIONS: 06/11/26 (Work Session) Sponsor to place on Consent at regular session on 6/18/26

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 04
Resolution No. 2026-06-04

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of June 2026.

RESOLUTION TO RECOGNIZE AN AMENDMENT TO THE FY 2026 STATE SPECIAL EDUCATION PRESCHOOL GRANT IN THE GENERAL PURPOSE SCHOOL FUND.

WHEREAS, the Sullivan County Board of Education and the Sullivan County Board of County Commissioners approved in their October sessions a resolution recognizing the State Special Education Preschool Grant funds in the General Purpose School fund; and

WHEREAS, the funds granted to Sullivan County Department of Education for the 2025-26 year were \$134,274.20; and

WHEREAS, the Department of Education has recognized the need to adjust the appropriations within the grant's original budget to meet the demands of the program.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby authorizes the Sullivan County Department of Education to amend the grant budget accordingly as follows:

Account Number	Account Description	Amount
71200-116-721	Teachers	-50,854.20
71200-201-721	Social Security	-3,123.22
71200-204-721	State Retirement	-4,500.00
71200-206-721	Life Insurance	-35.00
71200-207-721	Medical Insurance	+2,100.00
71200-208-721	Dental Insurance	-100.00
71200-212-721	Employer Medicare	-600.00
71200-312-721	Contracts with Private Agencies	+41,412.42
72220-524-721	Staff Development	+15,700.00

Waiver of the Rules Requested

CONTINUED

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

Duly adopted this _____ day of _____ 2026.

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

ATTEST: _____
Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk.

ACTION BY MAYOR

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

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

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

Mayor, Sullivan County

Sponsored By: Zane Vanover
Co-Sponsor(s): Joyce Crosswhite, Mark Ireson, Sam Jones, Larry Crawford, Jessica Means
ACTIONS: 06/11/26 (Work Session) Sponsor to place on Consent at regular session on 6/18/26

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 05
Resolution No. 2026-06-05

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of June 2026.

RESOLUTION TO RECOGNIZE THE FY 2026 SUMMER LEARNING CAMPS AND SUMMER LEARNING TRANSPORTATION 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 Summer Learning Camps; and

WHEREAS, the funds granted to Sullivan County Department of Education for the 2025-26 year are \$983,357.07.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, meeting in Regular Session, authorizes the Sullivan County Department of Education to recognize said grant funds in the General Purpose School Fund; not to exceed the above amount (\$983,357.07). The revenue and expenditure account codes for the grant are as follows:

Account Number	Account Description	Amount
46590-55	Other State Grants	983,357.07
71100-100-55	Personnel	524,454.07
71100-200-55	Employee Benefits	77,264.00
71100-400-55	Supplies & Materials	70,000.00
71100-500-55	Other Charges	38,319.00
72120-100-55	Personnel	19,200.00
72120-200-55	Employee Benefits	3,040
72120-300-55	Contracted Services	1,000.00
72210-100-55	Personnel	45,300.00
72210-200-55	Employee Benefits	7,150.00
72710-100-55	Personnel	5,000.00
72710-200-55	Employee Benefits	515.00
72710-300-55	Contracted Services	174,485.00
73100-100-55	Personnel	15,200.00
73100-200-55	Employee Benefits	2,430.00

CONTINUED

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

Duly adopted this _____ day of _____ 2026.

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

ATTEST: _____

Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk.

ACTION BY MAYOR

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

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

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

Mayor, Sullivan County

Sponsored By: Zane Vanover

Co-Sponsor(s): Joyce Crosswhite, Mark Ireson, Sam Jones, Larry Crawford, Jessica Means

ACTIONS: 06/11/26 (Work Session) Sponsor to place on Consent at regular session on 6/18/26

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 06
 Resolution No. 2026-06-06

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of June 2026.

RESOLUTION TO RECOGNIZE REVISION 3 OF THE FY 2026 INNOVATIVE SCHOOL MODELS (ISM) GRANT FUNDS IN THE GENERAL PURPOSE SCHOOL FUND.

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

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

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

Account Number	Account Description	Amount
71300-429-717	Instructional Supplies & Mtls	-4,000.00
71300-471-717	Software	-1,000.00
71300-730-717	Vocational Instruction Equip	+21,300.00
76100-399-717	Other Contracted Services	-10,800.00
76100-707-717	Building Improvements	-5,500.00

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.

Duly adopted this _____ day of _____ 2026.

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

ATTEST: _____
 Teresa Jacobs, County Clerk

CONTINUED

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

Teresa Jacobs, County Clerk.

ACTION BY MAYOR

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

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

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

Mayor, Sullivan County

Sponsored By: Zane Vanover

Co-Sponsor(s): Joyce Crosswhite, Mark Ireson, Sam Jones, Larry Crawford, Jessica Means

ACTIONS: 06/11/26 (Work Session) Sponsor to place on Consent at regular session on 6/18/26

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 07
Resolution No. 2026-06-07

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of June 2026.

RESOLUTION TO AMEND THE GENERAL PURPOSE SCHOOL FUND BUDGET TO APPROPRIATE TENNESSEE VALLEY AUTHORITY (TVA) INCENTIVE FUNDS FOR BOARD OF EDUCATION LIGHTING UPGRADES.

WHEREAS, the Sullivan County Board of Education has successfully implemented energy-efficient lighting upgrades across school facilities; and

WHEREAS, these energy efficiency upgrades qualified for and resulted in the receipt of incentive funds from the Tennessee Valley Authority (TVA); and

WHEREAS, the Sullivan County Board of Education desires to recognize these non-recurring incentive funds and appropriate them directly to the specific line items associated with the costs and debt obligations incurred from the lighting project.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Sullivan County, Tennessee that the General Purpose School Fund budget be amended to reflect the receipt and appropriation of TVA Incentive Funds as follows:

Account Number	Account Description	Amount
47990-504	Other Direct Federal Revenue	+20,773.76
76100-707-504	Building Improvements	+20,773.76

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 adopted this _____ day of _____ 2026.

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

ATTEST: _____
Teresa Jacobs, County Clerk

CONTINUED

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

Teresa Jacobs, County Clerk.

ACTION BY MAYOR

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

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

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

Mayor, Sullivan County

Sponsored By: Zane Vanover

Co-Sponsor(s): Joyce Crosswhite, Mark Ireson, Sam Jones, Larry Crawford, Jessica Means

ACTIONS: 06/11/26 (Work Session) Sponsor to place on Consent at regular session on 6/18/26

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 08
Resolution No. 2026-06-08

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of June 2026.

RESOLUTION TO APPROPRIATE UP TO \$470,404.24 FROM HELENE DEBRIS REIMBURSEMENT FUNDS TO BE USED FOR REPAIR OF THE NELLIE PRATT SWINGING BRIDGE.

WHEREAS, the Board of Sullivan County Commissioners adopted Resolution No. 2026-05-09 on May 21, 2026, authorizing the Sullivan County Highway Department to accept \$470,404.24 from TEMA and FEMA; and

WHEREAS, the historic Nellie Pratt Memorial Swinging Bridge, over the South Fork of the Holston at Bluff City, is in dire need of repairs to preserve it and make it accessible again to foot traffic; and

WHEREAS, upkeep of the bridge – in existence in some form or another for more than 100 years – has been the responsibility of the Sullivan County Highway Department as it is considered a transportation route not unlike a bridge carrying vehicles on a roadway; and

WHEREAS, county leadership and the elected officials of Bluff City have been working together to ensure the bridge is repaired and moreso that it will be maintained in the future; and

WHEREAS, Sullivan County Commissioner of Highways Scottie Murray wishes to record the county’s commitment to using Helene Reimbursement funds to repair and make safe the Nellie Pratt Swinging Bridge.

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners of Sullivan County, meeting in Regular Session, authorizes appropriation of up to \$470,404.24 from the aforementioned funding source in recognition of the county’s commitment to use those funds for repair of the Nellie Pratt Swinging Bridge at Bluff City, Tennessee.

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

Duly adopted this _____ day of _____ 2026.

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

ATTEST: _____
Teresa Jacobs, County Clerk

CONTINUED

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

Teresa Jacobs, County Clerk.

ACTION BY MAYOR

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

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

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

Mayor, Sullivan County

Sponsor: Hershel Glover

Cosponsors: Dwight King

ACTIONS: 06/11/26 (Work Session) To be considered on Waiver of Rules at regular session on 6/18/26

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

Item 09
Resolution No. 2026-06-09

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of June 2026.

RESOLUTION TO RECOGNIZE AND APPROPRIATE ADDITIONAL FUNDS FROM THE SHERIFF HIRE, TRAIN, AND RECRUITMENT GRANT TO THE GENERAL FUND – SHERIFF’S DEPARTMENT BUDGET IN THE AMOUNT OF \$7,500 TO INCREASE THIS BUDGET TO \$67,500. THESE FUNDS ARE FULLY REIMBURSABLE FROM THE STATE OF TENNESSEE. WE HAVE ALREADY RECEIVED THESE FUNDS FROM THE STATE OF TN; THEREFORE, WE ARE REQUESTING TO ALLOCATE THE FUNDS TO BE UTILIZED TO PAY THE OFFICERS.

WHEREAS, the Sullivan County Sheriff’s Office has been participating in this State of Tennessee funded program Since July of 2023 to help recruit and retain positions; and

WHEREAS, the Sullivan County Sheriff’s Office will budget these funds to pay the fully reimbursable grant to each qualifying officer; and

WHEREAS, the Sullivan County Sheriff’s Office is requesting that the funds approved from the Sheriff Hire, Train, and Recruitment funds by the Sullivan County Commission be paid to the Sullivan County Sheriff’s Office budget;

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby approve to recognize and appropriate an additional \$7,500 of grant funding to the Sullivan County Sheriff’s office to fund the fully reimbursable grant program that will increase the budget to \$67,500 for FY 25-26.

Expenditure Account: 101 E 54110 100 Program Code 933

WAIVER OF RULES REQUESTED

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

Duly passed and approved this _____ day of _____ 2026.

CONTINUED

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

ATTEST: _____
Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk.

ACTION BY MAYOR

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

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

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

Mayor, Sullivan County

Sponsor: Commissioner Andrew Cross

Cosponsors: Commissioner Michael Cole; Commissioner Gary Stidham.

ACTIONS: 06/11/26 (Work Session) Sponsor to place on Consent at regular session on 6/18/26

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

Item 10
Resolution No. 2026-06-10

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of June 2026.

RESOLUTION TO APPROVE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF BRISTOL AND SULLIVAN COUNTY SOLID WASTE.

WHEREAS, the city of Bristol, Tennessee seeks recycling services from the Sullivan County Department of Solid Waste, as outlined in the accompanying memorandum of understanding; and

WHEREAS, Sullivan County Solid Waste will receive not only increased revenue from direct payments for the services, but also will benefit from the influx of materials and the secondary revenue those materials will generate; and

WHEREAS, the MOU outlines the county agrees to place recycling containers at four specified locations in the city and to collect eligible recyclables from those locations on a weekly or biweekly basis; and

WHEREAS, the city agrees to pay \$10,000 per site, annually, for a total of \$40,000 per year.

NOW, THEREFORE BE IT RESOLVED the Board of Commissioners of Sullivan County, meeting in Regular Session, authorizes Sullivan County Solid Waste to enter into a memorandum of understanding with the City of Bristol, Tennessee, copy attached.

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

Duly passed and approved this _____ day of _____ 2026.

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

ATTEST: _____
Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk.

CONTINUED

ACTION BY MAYOR

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

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

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

Mayor, Sullivan County

Sponsor: Commissioner David Akard

Cosponsors: Commissioner Cheryl Harvey

ACTIONS: 06/11/26 (Work Session) Sponsor to place on Consent at regular session on 6/18/26

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 11
Resolution No. 2026-06-11

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of June 2026.

RESOLUTION AUTHORIZING THE SULLIVAN COUNTY HIGHWAY DEPARTMENT TO INSTALL SIGNAGE CREATING A FOUR-WAY STOP AT THE INTERSECTION OF CENTENARY ROAD AND SPURGEON LANE AS A SAFETY IMPROVEMENT TO THE CURRENT TWO-STOP CONFIGURATION.

WHEREAS, the Sullivan County Highway Department had identified a need to upgrade traffic control signage at the intersection of Centenary Road and Spurgeon Lane to make it a four-way stop (where now only traffic on one of the roadways has stop signs).

NOW, THEREFORE BE IT RESOLVED the Board of Commissioners of Sullivan County, meeting in Regular Session, authorizes the Sullivan County Highway Department to install four-way stop signage at the intersection of Centenary Road and Spurgeon Lane.

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

Duly passed and approved this _____ day of _____ 2026.

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

ATTEST: _____
Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk.

ACTION BY MAYOR

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

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

CONTINUED

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

Mayor, Sullivan County

Sponsor: Commissioner Travis Ward

Cosponsors: Commissioner Sam Jones

ACTIONS: 06/11/26 (Work Session) Sponsor plans to withdraw at regular session on 06/18/26

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 12
Resolution No. 2026-06-12

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of June 2026.

RESOLUTION TO APPROVE AGREEMENT BETWEEN CASELLA AND SULLIVAN COUNTY SOLID WASTE FOR PICKUP OF RECYCLABLE PLASTIC TO ENHANCE SOLID WASTE’S REVENUE STREAM AND INCREASE RECYCLING EFFORTS IN SULLIVAN COUNTY.

WHEREAS, Casella Major Account Services, seeks an agreement with Sullivan County Solid Waste for pickup and disposal of recyclable plastic products from a Casella-operated business in Kingsport, Tennessee; and

WHEREAS, Sullivan County Solid Waste is able to provide this service and make use of the recyclable materials to enhance the department’s revenue stream; and

WHEREAS, the agreement (attached) between Casella and Sullivan County provides for \$600 payment from Casella to the county for each load of recyclables picked up by Sullivan County Solid Waste.

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners of Sullivan County, meeting in Regular Session, authorizes the appropriate Sullivan County official(s) to sign the attached agreement between Sullivan County and Casella Major Account Services, LLC.

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

Duly passed and approved this _____ day of _____ 2026.

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

ATTEST: _____
Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk.

CONTINUED

ACTION BY MAYOR

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

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

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

Mayor, Sullivan County

Sponsor: Commissioner Zane Vanover

Cosponsors: Commissioner Hunter Locke

ACTIONS: 06/11/26 (Work Session) Sponsor to place on Consent at regular session on 6/18/26

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

Item 13
Resolution No. 2026-06-13

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of June 2026.

RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY SHERIFF’S OFFICE TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH FRONTIER HEALTH TO ESTABLISH A CLEAR PROTOCOL FOR THE *CO-RESPONSE PROGRAM* BETWEEN THE SULLIVAN COUNTY SHERIFF’S OFFICE AND FRONTIER HEALTH.

WHEREAS , on May 21, 2026, the Board of Commissioners of Sullivan County adopted Resolution No. 2026-05-13, establishing funding for the Sullivan County Sheriff’s Office’s new Co-Responder Program; and

Whereas, the county attorney has since reviewed a memorandum of understanding between the SCSO and Frontier Health to staff that program; and

Whereas, the county attorney has advised the memorandum of understanding must be brought before this body for approval.

NOW, THEREFORE BE IT RESOLVED the Board of Commissioners of Sullivan County, meeting in regular session, authorizes the Sullivan County Sheriff’s Office to enter into the attached memorandum of understanding between SCSO and Frontier Health for the reasons and purposes stated herein.

WAIVER OF RULES REQUESTED

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

Duly passed and approved this _____ day of _____ 2026.

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

ATTEST: _____
Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk.

CONTINUED

ACTION BY MAYOR

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

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

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

Mayor, Sullivan County

Sponsor: Commissioner Travis Ward

Cosponsors: Commissioner Zane Vanover

ACTIONS: 06/11/26 (Work Session) To be considered on Waiver of Rules at regular session on
6/18/26

**MEMORANDUM OF UNDERSTANDING
BETWEEN
SULLIVAN COUNTY SHERIFF'S OFFICE
AND
FRONTIER HEALTH
Co-Response Program Protocol**

PARTIES

This Memorandum of Understanding (hereinafter referred to as "MOU") is entered into by and between *Frontier Health*, whose address is 1167 Spratlin Park Dr, Gray, TN, and *Sullivan County Sheriff's Office*, whose address is 140 Blountville Bypass, Blountville, TN 37617 (hereinafter referred to as the "Parties").

TERM OF AGREEMENT

This MOU shall become effective on the date signed by both parties and shall remain in effect until terminated by either Party. Either Party may terminate this MOU without cause by providing ninety (90) days' written notice delivered by hand or by certified mail to the addresses above.

DEFINITIONS

- Co-Responder Team – A team comprised of a mental health clinician that is paired with a deputy that is trained in crisis intervention techniques. Together, the pair responds to calls for service in which a person is experiencing a mental health crisis. The pair works together to find the best outcome available for the person experiencing a mental health crisis.
- Public Safety Answering Point – The public safety answering point is the location in which 911 and other calls for service are received, tracked, and dispatched from. For the purposes of this MOU, the public safety answering point is Sullivan County 911, which is staffed and managed by the Sullivan County Sheriff's Office.
- Crisis Intervention Team (CIT-trained deputies) – Deputies that have completed a course of instruction taught by mental health professionals dealing with crisis intervention techniques.

PURPOSE

The primary purpose of this MOU is to establish a clear protocol for the *Co-Response Program* between the Sullivan County Sheriff's Office and Frontier Health. This program aims to provide an integrated response to behavioral health crises by deploying both law enforcement deputies and licensed mental health clinicians to incidents involving

individuals experiencing mental health or substance use crises. This collaboration seeks to:

- Ensure community safety,
- Promote therapeutic de-escalation techniques,
- Minimize unnecessary trauma,
- Prevent criminalization of individuals with behavioral health needs, and
- Enable access to appropriate mental health and substance use services.

The Co-Response Program supports a joint effort to respond to crises with compassion and professionalism, ensuring that individuals are guided towards healing and support rather than becoming unnecessarily involved with the criminal justice system.

DISPATCHING OF CO-RESPONSE TEAMS

1. Dispatch of Co-Responder Team

- **Primary Dispatch:** The Public Safety Answering Point (PSAP) will request the dispatch of a Co-Response Team when a call involving a mental health or substance use crisis is received. Dispatch decisions will be coordinated by police supervisors on duty, who will ensure that the Co-Response Team is deployed appropriately.
- **Triage and Deployment:** Incidents that may benefit from the presence of a Co-Response Team will be triaged by dispatch based on department-established criteria, including safety concerns, the nature of the crisis, and whether immediate therapeutic intervention may reduce the risk of harm.

2. Requests from Field Units

- Field units or incident commanders may request Co-Response Team assistance when on scene at an incident involving a behavioral health crisis. If the Co-Response Team is available, they will be dispatched to the scene to provide a collaborative response.
- **Coordination with Law Enforcement:** The Co-Response Team will collaborate with law enforcement deputies on scene to assess the situation and offer consultation. The team may provide de-escalation support, behavioral health expertise, and access to historical information about the individual in crisis, when available.

3. Crisis Response Options

- Co-Response Teams may engage in several types of intervention, including but not limited to:
 - Minimal intervention while ensuring scene safety,
 - Consultation with law enforcement to advise on the best course of action,
 - Direct therapeutic engagement with the individual in crisis, or
 - Coordination with mobile crisis services if a higher level of care is required.

4. Law Enforcement Support for Co-Response Teams

- If the Co-Response Team requires law enforcement backup while on scene, they will request assistance directly through PSAP. The priority will be to dispatch Crisis Intervention Team (CIT)-trained deputies when available, to ensure a sensitive and informed law enforcement response.

5. Data Collection and Documentation

- Frontier Health clinicians are responsible for completing all necessary documentation and paperwork related to their services, including clinical notes and data collection for program evaluation purposes. Sullivan County Sheriff's Office deputies will follow standard law enforcement reporting protocols and ensure compliance with any state or departmental Co-Response Program data collection requirements.

ROLES AND RESPONSIBILITIES

SULLIVAN COUNTY SHERIFF'S OFFICE

1. Law Enforcement Officer Deployment

- The Sullivan County Sheriff's Office will provide CIT-trained deputies to serve as part of the Co-Response Team. Deputies will be selected based on their training and experience in de-escalation, crisis intervention, and community policing.

2. Scene Safety and Security

- Sullivan County Sheriff's Office deputies who are part of the Co-Responder Team will be responsible for securing the scene before the clinician can

engage in therapeutic services. Co-Responder deputies will conduct a thorough assessment of any potential threats and ensure the safety of all involved, including the individual in crisis, the Co-Response clinician, and any bystanders.

- **Incident Command:** Co-Responder deputies will retain the authority to manage the scene and make decisions related to public safety. Co-Responder clinicians will defer to Co-Responder deputies regarding any safety concerns, and clinicians may be instructed to withdraw if the scene becomes too dangerous.

3. Transportation

- In cases where an individual in crisis consents to voluntary transport for further assessment or treatment, Sullivan County Sheriff's Office Co-Responder deputies, in consultation with the Frontier Health clinician, will provide transport to an appropriate facility, such as a walk-in center or an emergency department, depending on the individual's needs.
- Co-Responder deputies may transport the clinician to the scene if it is deemed safer or more efficient than meeting on-site.

4. Arrests and Criminal Charges

- Co-Responder deputies retain the discretion to determine whether an arrest is necessary based on the circumstances of the incident. Co-Responder deputies may consult with clinicians to explore alternatives to arrest, such as voluntary treatment or referral to crisis services. However, the final decision regarding criminal charges rests with law enforcement.

5. Documentation

- Co-Responder deputies assigned to Co-Response incidents will complete any required reports and documentation according to departmental policy. This may include incident reports, use-of-force documentation, or data collection forms related to the Co-Response Program.

FRONTIER HEALTH

1. Provision of Clinicians

- Frontier Health will provide licensed, or licensed eligible and designated as a Mandatory Pre-screening agent, clinicians to be co-located at the Sullivan

County Sheriff's Office. Clinicians will be trained in crisis intervention, de-escalation, and behavioral health assessments.

2. Clinical Services

- Frontier Health clinicians will provide a range of behavioral health services, including:
 - Crisis assessment and triage,
 - De-escalation and therapeutic intervention,
 - Coordination of voluntary treatment, and
 - Referrals to ongoing behavioral health services.

3. Post-Incident Follow-Up

- Frontier Health clinicians will ensure that individuals served by the Co-Response Program receive follow-up care and support. Clinicians will work with individuals and their families to connect them with community resources, outpatient services, or inpatient care as needed.

4. Data Management and Quality Improvement

- Frontier Health will oversee the collection and analysis of data related to Co-Response interventions, with the goal of continuously improving the quality and efficacy of the program. Data will include response times, outcomes, and long-term impacts on individuals served.

5. Clinical Documentation

- Frontier Health clinicians will complete all necessary clinical paperwork, including assessments, progress notes, and referrals. This documentation will be maintained in accordance with HIPAA regulations and Tennessee Department of Mental Health and Substance Abuse Services guidelines.

6. Provision of Summary to be Included in Co-Responder Deputy Report

- Co-Responder clinicians will provide to Co-Responder deputies a summary of actions taken by them and recommendations made by them to Co-Responder deputies during Co-Responder incidents to be filed as part of the deputies' reports filed with the Sheriff's Office. Actual clinical documentation made by clinicians covered by HIPAA will be kept and maintained solely by Frontier Health.

DRESS CODE AND EQUIPMENT

1. Clinician Dress Code

- Clinicians assigned to the Co-Response Program will adhere to a Sheriff department-approved dress code of business casual attire or tactical pants and polo shirts provided by the Sullivan County Sheriff's Office. The clothing will **not display any law enforcement insignia** or identification, ensuring that the clinician is easily distinguishable from law enforcement personnel. This attire ensures the clinician maintains a professional appearance while still enabling mobility and flexibility during crisis response.

2. Work Environment and Equipment

- **Sullivan County Sheriff's Office** will provide each clinician with a designated workspace at the department, equipped with:
 - A secure internet connection for access to case management systems and communication,
 - A phone line or mobile device for professional use,
 - Any additional on-site resources required for daily operations.
- **Frontier Health** will supply all necessary computer equipment, including laptops or tablets, and software needed for clinicians to perform their duties. These systems will comply with CJIS (Criminal Justice Information Services) and HIPAA (Health Insurance Portability and Accountability Act) standards to ensure the secure handling of both criminal and health-related data.

TRAINING REQUIREMENTS

1. Law Enforcement Training

- All deputies assigned to the Co-Response Team will receive a minimum of 40 hours of Crisis Intervention Team (CIT) training. Additionally, deputies will receive ongoing professional development related to mental health crisis intervention and advanced Co-Response training to ensure they are equipped to handle complex behavioral health scenarios.

2. Clinician Training

- Frontier Health will ensure that all clinicians assigned to the Co-Response Program are trained in crisis intervention, de-escalation techniques, and trauma-informed care. Clinicians will complete any training required by the

Tennessee Department of Mental Health and Substance Abuse Services.
 Designation by the Commissioner of the Tennessee Department of Mental
 Health and Substance Abuse Services as a Mandatory Pre-Screening

BUDGET

- Frontier Health will supply two full-time Co-Responder clinicians at an annual cost of \$99,956 each for a total of \$199,912 (which encompasses salary and benefits). The Sullivan County Sheriff's Office will receive a monthly invoice from Frontier Health for reimbursement in the amount of \$16,659.33.

GENERAL PROVISIONS

INSURANCE

1. Professional Liability Coverage

- Each Party agrees to maintain professional liability insurance coverage with a minimum of \$1,000,000 per occurrence to protect against claims related to the provision of services under this MOU.

2. Liability

- Each Party shall remain liable for its own acts, omissions, and negligence. Neither Party assumes responsibility for the acts of the other, and to the extent permitted by Tennessee law, each will indemnify the other against any claims arising out of the services provided by its own personnel.

3. Immunity

- Nothing in this MOU shall be construed to waive any governmental immunity, rights, protection, limits or defense to which either Party may be entitled under Tennessee law.

SIGNATURES

This MOU is executed by the duly authorized representatives of the Parties as follows on

_____/_____/_____:

X _____
 Jeff Cassidy, Sheriff of Sullivan County

X _____
 CEO Frontier Health

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 14
 Resolution No. 2026-06-14

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 18th day of June 2026.

RESOLUTION TO AMEND THE GENERAL FUND 2026 FISCAL YEAR BUDGET TO COMPLETE AN ORDERLY PROCESS OF FINISHING THE FISCAL YEAR OPERATIONS DUE TO THIS BEING THE FINAL COMMISSION MEETING.

WHEREAS Sullivan County, as with previous years, needs to amend the current fiscal year budget for the General Fund to cover expenditures which will or may exceed the appropriations as of June 30, 2026; and,

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in regular Session, hereby approve amending the Budget for the General Fund as follows:

56500-300-PRJ123	\$5,500	Observation Knob Park-Contracted Services
56500-400-PRJ123	\$7,500	Observation Knob Park-Supplies & Materials
43340-PRJ123	\$13,000	Observation Knob Park-Recreation Fees Revenue
54110-100	\$95,000	Sheriff – Personal Services
54110-200	\$250,000	Sheriff – Employee Benefits
54220-100	\$5,790	Workhouse – Personal Services
54220-200	\$2,250	Workhouse – Employee Benefits
54210-100	- \$100,790	Corrections – Personal Services
54210-200	-\$252,250	Corrections – Employee Benefits
53120-200	\$8,500	Circuit Court Clerk – Employee Benefits
53310-300-20000	\$1,000	General Sessions Judge – Bristol
53310-300-30000	\$2,000	General Sessions Judge - Kingsport
55510-400-PGM616	\$28,187	CDBG Grant
47180-PGM616	\$28,187	CDBG Grant Revenue
54610-300-PGM612	\$21,850	ETSU Forensics
58300-100	\$13,188	Veteran Service Office - Personal Services

To be funded from the Fund Balance \$46,538.

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 the Rules Requested

Duly passed and approved this _____ day of _____ 2026.

CONTINUED

Item 14

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

ATTEST: _____
Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk.

ACTION BY MAYOR

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

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

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

Mayor, Sullivan County

Sponsor: Commissioner Dwight King
Cosponsors: Commissioner Darlene Calton

ACTIONS: 06/11/26 (Work Session) To be considered on Waiver of Rules at regular session on
06/18/26



County Officials Orientation Program

The County Officials Orientation Program provides county officials, both newly elected and re-elected, with important information to help prepare you to assume office on September 1. Topics include county offices and authority, oaths of office, bonds, personnel issues, ethics, conflicts of interest, open meetings and records.

Save the Date!

**For County Mayors, Highway Officials,
County Commissioners*, and
Assessors of Property**

August 24-25, 2026

**For County Clerks, Clerks of Court,
Registers of Deeds, and Trustees**

August 26-27, 2026

Embassy Suites Murfreesboro | 1200 Conference Center Blvd, Murfreesboro, TN 37129

Session 1 Schedule

Mon., Aug. 24: General Session — 1:00–5:00 pm

Tue., Aug. 25: Breakout Sessions — 8:00 am–
5:00 pm

Session 2 Schedule

Wed., Aug. 26: General Session — 1:00–5:00 pm

Thu., Aug. 27: Breakout Sessions — 8:00 am–
5:00 pm

Sullivan County



AND THEREUPON COUNTY COMMISSION ADJOURNED AT 7:20 P.M. UPON MOTION MADE BY COMMISSIONER STIDHAM TO MEET AGAIN IN REGULAR SESSION ON JUNE 18, 2026.


JOHN T. GARDNER

COMMISSION CHAIRMAN