

COUNTY COMMISSION-WORK SESSION

MAY 14, 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, MAY 14, 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. Corporal Dustin Joyner opened the commission, and Commissioner Crawford gave the invocation. The pledge to the flag was led by Corporal Dustin Joyner.

COMMISSIONERS PRESENT AND ANSWERING ROLL WERE AS FOLLOWS:

	MARK IRESON
JOE CARR	SAM JONES
MICHAEL COLE	DWIGHT KING
LARRY CRAWFORD	TONY LEONARD
ANDREW CROSS	HUNTER LOCKE
JOYCE CROSSWHITE	
JOHN GARDNER	JESSICA MEANS
	ARCHIE PIERCE
CHERYL HARVEY	
DAVID HAYES	ZANE VANOVER
BARRY HOPPER	TRAVIS WARD

18 PRESENT, 6 ABSENT
 ABSENT AT ROLL CALL: AKARD, CALTON, GLOVER,
 HORNE, MCMURRAY, STIDHAM
 NOTE: STIDHAM IN AT 7:20 PM

The following pages indicate the action taken by the Commission on rezoning requests for the month of May 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 MAY 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 May 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, May 14, 2026, and the monthly Regular Session will commence at the hour of 6:00 p.m. on Thursday evening, May 21, 2026. Any person wishing to provide public comment at such meetings shall sign up on the provided signup sheet prior to the start of the meeting.

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: 5/7/26

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:

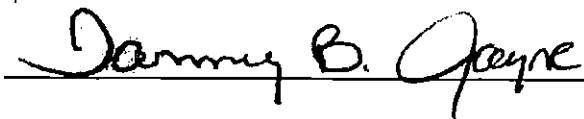
Publication Dates: 05/07/2026

Ad#: 14880

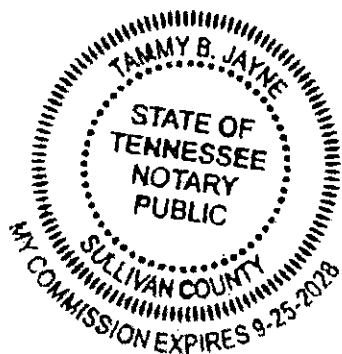


Ron Waite

Signed and sworn to before me
on 05/07/2026



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 May 14 2026

5/14/2026

4 Roll Call by Teresa Jacobs, County Clerk
Roll Call

432

Description Roll Call
Chairman Gardner, John

Total vote result

Voting start time 6:02:10 PM
Voting stop time 6:02:54 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
May 14, 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) Ronald and Mary Mitchem, 3345 Hwy. 11W, Blountville, A-1 to B-4 for purpose of operating a venue. 6th Commission District.

Public Hearing on Case #1/Mitchem

Vote on Case #1/Mitchem

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

- ❖ Presentation: Tax Increment Financing request for new Aldi supermarket on Volunteer Parkway, Tom Anderson, Economic Development Director, city of Bristol, and Joel Conkin, attorney for Bristol Redevelopment and Housing Authority.
- ❖ 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. 2026-05-01

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 14th day of May 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 14th day of May 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 26th day of May, 2026, at or about the following time 9:30 am by the following method: Hand Delivered

Teresa Jacobs
County Clerk, Sullivan County

CONTINUED

ACTION BY MAYOR

Richard Venable

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

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

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

Mayor, Sullivan County

Introduced by: Commissioner Darlene Calton
Seconded by: Commissioner David Hayes
ACTIONS: 05/14/26 (Work Session) Approved 18 Yes, 6 Absent

Agenda subject voting report

Meeting name

Sullivan County Work Session May 14 2026

5/14/2026

6 Item 1 Resolution No. 2026-05-01 Sponsors: Calton/Hayes

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

Chairman Gardner, John

436

Total vote result

Voting start time 6:03:26 PM

Voting stop time 6:03:45 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			

Agenda subject voting report

Meeting name

Sullivan County Work Session May 14 2026

5/14/2026

7 Case 1
Vote

Description

Case 1) Ronald and Mary Mitchem, 3345 Hwy. 11W, Blountville, A-1 to B-4 for purpose of operating a venue. 6th Commission District.

Public Hearing on Case #1/Mitchem

437

Vote on Case #1/Mitchem

Chairman

Gardner, John

Total vote result

Voting start time 6:28:06 PM
Voting stop time 6:28:25 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	17
Abstain	1
No	0
Total Present	18
Absent	6

Group voting result

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

438

Meeting name

Sullivan County Work Session May 14 2026

5/14/2026

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

ROLL CALL VOTE

Motion was made by Commissioner Ward to defer rezoning case #2 to next month's meeting on 06/11/26
 2nd by Commissioner Cross

439

ABSENT		YES		NO		ABSTAIN		PASS
X	AKARD							
X	CALTON							
	CARR	X						
	COLE	X						
	CRAWFORD	X						
	CROSS	X						
	CROSSWHITE	X						
	GARDNER	X						
X	GLOVER							
	HARVEY			X				
	HAYES			X				
	HOPPER			X				
X	HORNE							
	IRESON	X						
	JONES			X				
	KING	X						
	LEONARD	X						
	LOCKE	X						
X	MCMURRAY							
	MEANS	X						
	PIERCE	X						
X	STIDHAM							
	VANOVER	X						
	WARD	X						

<u>6</u> ABSENT	<u>14</u> YES	<u>4</u> NO	<u> </u> ABSTAIN	<u> </u> PASS
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SULLIVAN COUNTY BOARD OF COMMISSIONERS
Rezoning Hearing
PUBLIC COMMENT ON ZONING CASES
 May 14, 2026

PLEASE PRINT INFORMATION

	Name	Street Address	City
1x	Rick Bott	3120 Hwy 11W	Blountville TN
2x	LINDA ROBBINS	267 Hooker Rd	Blountville TN
3x	Jarred Darnell	200 Lawson Dr	Blountville TN
4x	Shane Boggs	3326 Hwy 11W	Blountville TN
5x	Jane C. Newton	290 Lawson Dr.	Blountville TN
6x	Alayne Mullin	104 Lawson B	Blountville TN
7x	CHARLIE PIPPIN	536 SCOTT LN	Blountville TN
8	KERRY JONES		
9	JANSA MCDONALD		
10	Neville McDonald		
11			
12			
13			
14			

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: Carlton Secor/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	2/27/2026	Ronald and Mary Mitchem	Yes	Yes	Yes	Sullivan	A-1	B-4	6	6
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)
Ronald and Mary Mitchem	1	17		1	6	YES
ZTA: PMD-3 District	2					
Comm. Ward made a motion to defer Rezoning File #2 until next month. 2 by Comm. Cross Roll Call taken and approved 14 Yes, 4 No, 6 Absent						

Footnote:

- ZTA: Zoning Text Amendment -Rec: Recommendation

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

Case #1

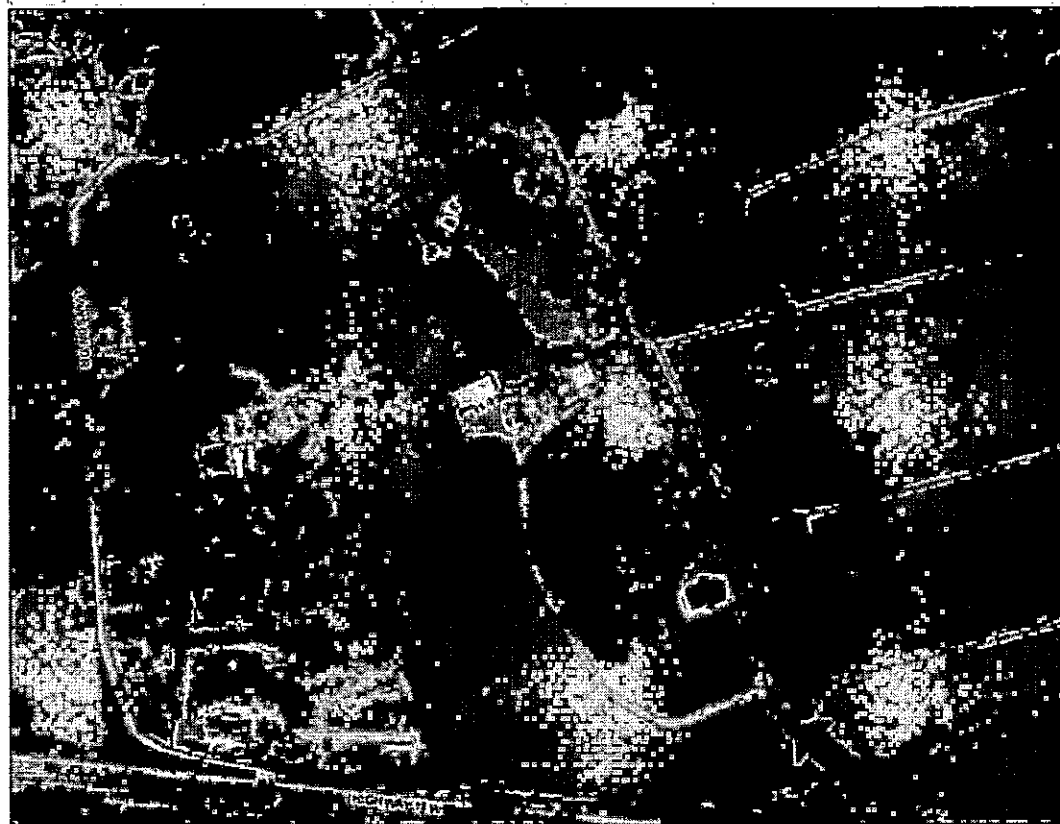
A-1 to B-4 (Split Zoning Request)
A-1 (General Agricultural/Estate Residential District) to B-4
(Arterial Business Service District) for the purpose of
operating a venue.
Tax Map 034, Parcel 154.00

for Ronald and Mary Mitchem

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

3345 HWY 11W, Blountville, TN 37617

Civil District 6th
Commission District 6th
(Horne, Means, Vanover)



Address Data Source:
Sullivan County, TN - Civil Dist
Commission - Civil Dist
Commission - Civil Dist
Commission - Civil Dist

Notes:
This map was prepared using
data from the assessment of
land. It cannot be used to
determine the exact location of
any structure or other
feature. It is intended to be
used for general reference only.
The map is not a substitute for
a survey and is not to be used
for legal purposes.



Sullivan County, TN
Planning and Codes Dept.



- County Line
- Lot Lines / Parcel
- Roads
- Parcel Lines

Agenda subject voting report

Meeting name

Sullivan County Work Session May 14 2026

5/14/2026

7 Case 1
Vote

Description

Case 1) Ronald and Mary Mitchem, 3345 Hwy. 11W, Blountville, A-1 to B-4 for purpose of operating a venue. 6th Commission District.

443

Public Hearing on Case #1/Mitchem

Vote on Case #1/Mitchem

Chairman

Gardner, John

Total vote result

Voting start time 6:28:06 PM
Voting stop time 6:28:25 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	17
Abstain	1
No	0
Total Present	18
Absent	6

Group voting result

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

Meeting name

Sullivan County Work Session May 14 2026

5/14/2026

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

444

F1. Rezoning Request from Ronald and Mary Mitchem for A-1 to B-4 – 3345 HWY 11W, Blountville, TN 37617

445

FINDINGS OF FACT –

Landowner:	Ronald Jayson & Mary Neville Mitchem
Applicants:	Same
Representative:	Same
Location:	3345 HWY 11W, Blountville, TN 37617
Mailing Address of Owners:	408 Fairway Estates Drive, Blountville, TN 37617
Civil district:	06
Parcel ID:	Tax Map 034 Parcel 154.00
Subdivision of Record:	FARM CREDIT MID-AMERICA PROPERTY
PC1101 Growth Boundary:	Sullivan County Rural Area / Sullivan County Planned Growth
Airport Overlay Zone:	No
Existing Land Use of Lot:	Residential / Manufacturing
Utility District:	City of Bristol
Public Sewer:	No
Flood Plain:	None
Existing Zoning:	A-1
Surrounding Zoning:	R-1/A-1/R-3/B-3/M-1
Surrounding Land Uses:	Commercial/Manufacturing/Residential
2008 Land Use Plan:	Agricultural / Single-Family Residential
Lot/Tract Acreage:	38 Acres
Neighborhood Opposition:	Yes

Staff Field Notes and Findings of Facts:

- The applicant has requested rezoning from A-1 to B-4 in order to split zone a portion of their 38 acre tract for the purpose of operating a venue.
- Venues fall under the Group Assembly and Commercial Outdoor Recreation Facilities activity type.
- Staff visited the site to inspect and take pictures.
- The applicant had a survey prepared to outline the area they are requesting to rezone for the commercial operation.
- Areas outside of the requested rezoning on the parcel would not be allowed to operate commercially.
- The portion of the property that is being requested for rezoning does fall within the Sullivan County planned growth area, but was not designated as a future commercial area by the land use plan.
- The property is adjacent to both commercial and large tract agricultural, along with smaller tract residential.
- The property itself already has a split zoning present, with a pipestem and middle portion of the parcel being zoned M-1.
- The split zoning present on the property originates from the parcel's previous use as a vineyard.
- There is currently a home on the portion of the parcel that is being requested for commercial rezoning. The home was permitted and inspected as a single-family home.
- Commercial operation will require a site plan and compliance with fire code for occupancy & any accompanying fire suppression or ingress/egress requirements.
- Given the portion of the property being requested for rezoning falling into a planned growth area, abutting parcels being zoned commercially, and the presence of M-1 already present on the property, staff recommends in favor of the rezoning request.

Meeting Notes at Planning Commission:

PETITION TO SULLIVAN COUNTY FOR REZONING

446

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

Date: 2/27/2026

Property Owner: Ronald Jayson and Mary Neville Mitchem

Address: ^{Barndo:} 3345 Highway 11W, Blountville, TN 37617 / ^{Home:} 408 Fairway Estates Drive, Blountville, TN 37617

Phone number: 980-333-2557
980-333-2334

Email: mitchem0108@gmail.com

Property Identification

Tax Map: 034 Group: Parcel: 15400
Zoning Map: 8 Zoning District: A1 Proposed District: B4 Civil District: 06
Property Location: 3345 Highway 11W, Blountville, TN 37617 Commission District: 6
Purpose of Rezoning: Venue

Meetings

Planning Commission: Sullivan County
Place: Historic Courthouse, Blountville TN 2nd Floor Commission Room
Date: April 21, 2026 Time: 6:00 pm

Approved: _____ Denied: _____

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126, Blountville TN
Date: May 14, 2026 Time: 6:00 PM

Approved: APPROVED 17 YES, 1 ABSTAIN, 6 ABSENT
Denied: _____

DEED RESTRICTIONS

pd cc 353⁰⁰
4453

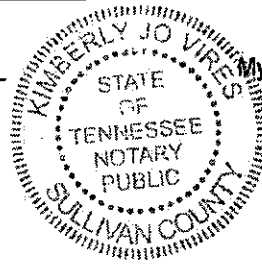
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: Mary N. Mitchem

Date: 2-27-2026

Notary Public: Kimberly Jo Vires

My Commission Expires: 4-1-2029



CURRENT

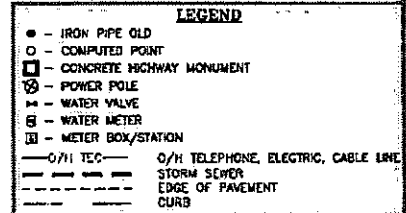
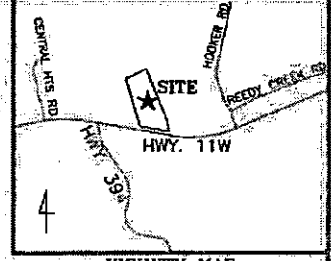
A-1
 These districts are designed to provide suitable areas for single-family residential development located within a rural environment. Residential development consists of single-family residential detached dwellings and such other structures as are customary and necessary, thereto. The intensity of development permitted within these districts is directly related to the availability of public water service. These districts also include community facilities, public utilities, and open uses, which 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. These districts provide for large tracts and open space on the fringe of higher densities of residential development and may transition into other districts as development evolves. These districts shall also provide for customary home occupations and farm employee housing situated on the large farming tracts (see definition in Appendix) and singlewide mobile homes on individual parcels.

- II. MINIMUM ZONE LOT REQUIREMENTS**
 AREA: 1 acre
 WIDTH: 100'
V. MAXIMUM HEIGHT: 3 STORIES OR 50'
 (UNLESS APPROVED BY THE LOCAL FIRE DEPARTMENT OR STATE FIRE MARSHALL)
VI. MINIMUM YARD REQUIREMENTS (in feet)
 1. FRONT - 30
 2. SIDE - 12
 3. REAR - 30
 4. CORNER SIDE (additional street frontage) - 30

PROPOSED

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

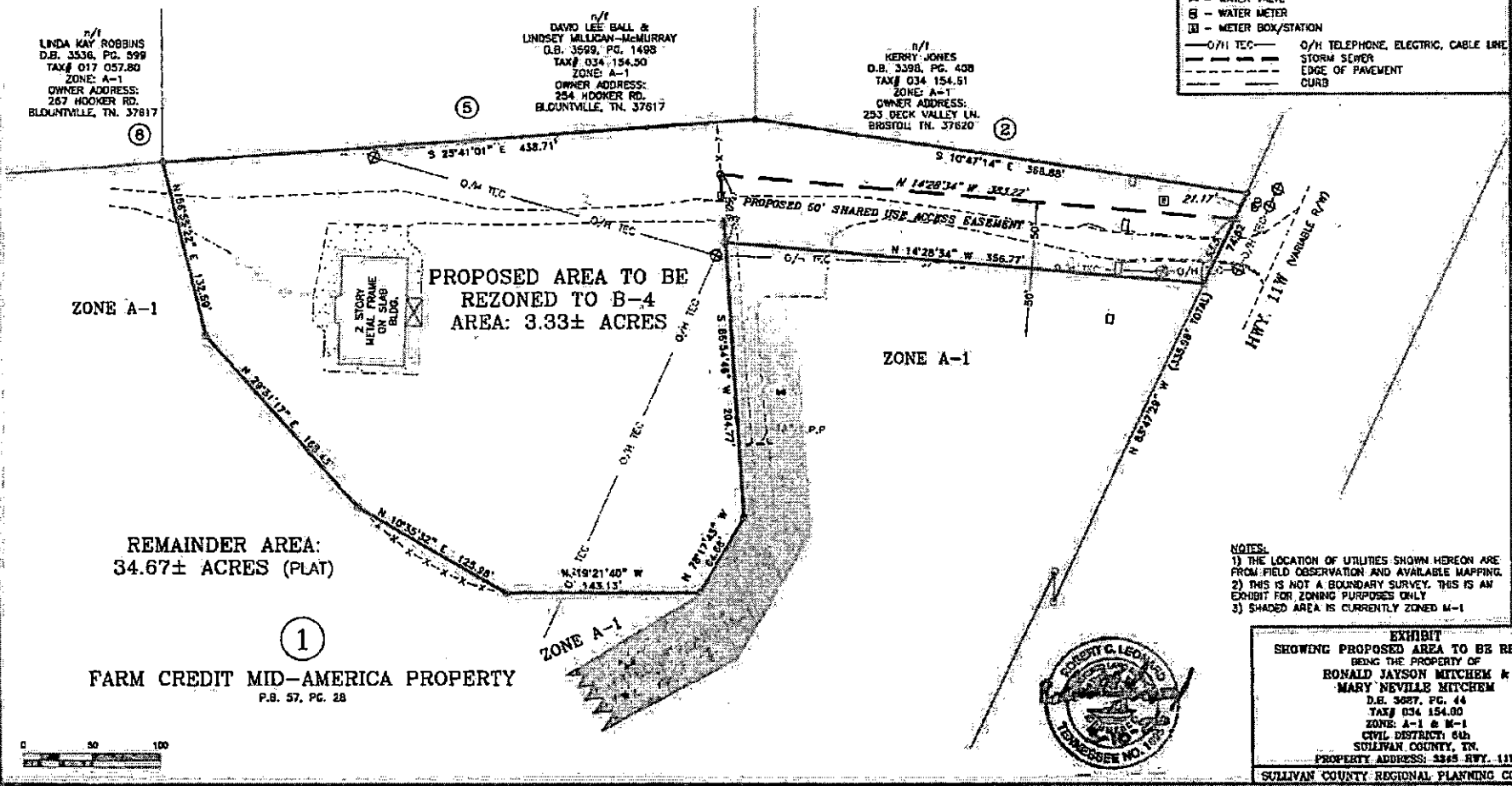
- II. MINIMUM ZONE LOT REQUIREMENTS**
 AREA: 10,000 s.f.
 WIDTH: 100'
III. MAXIMUM HEIGHT: 55' OR 2 STORIES, WHICHEVER IS LESS
 (UNLESS APPROVED BY THE LOCAL FIRE DEPARTMENT OR STATE FIRE MARSHALL)
IV. MINIMUM YARD REQUIREMENTS (in feet)
 1. FRONT - 40
 2. SIDE - 30'
 3. REAR - 30'
 4. CORNER SIDE (additional street frontage) - 40
 5. FRONT AND CORNER SIDE ON ARTERIAL ROAD - 40



n/f
 LINDA KAY ROBBINS
 D.B. 3536, PG. 599
 TAX# 017 057.80
 ZONE: A-1
 OWNER ADDRESS:
 267 HOOKER RD.
 BLOUNTVILLE, TN. 37817

n/f
 DAVID LEE BALL &
 LINDSEY MULLIGAN-McMURRAY
 O.B. 3599, PG. 1498
 TAX# 034 154.30
 ZONE: A-1
 OWNER ADDRESS:
 254 HOOKER RD.
 BLOUNTVILLE, TN. 37817

n/f
 HERRY JONES
 O.B. 3398, PG. 408
 TAX# 034 154.51
 ZONE: A-1
 OWNER ADDRESS:
 253 DECK VALLEY LN.
 BRISTOL, TN. 37620



REMAINDER AREA:
 34.67± ACRES (PLAT)

FARM CREDIT MID-AMERICA PROPERTY
 P.B. 57, PG. 28

- NOTES:**
 1) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM FIELD OBSERVATION AND AVAILABLE MAPPING.
 2) THIS IS NOT A BOUNDARY SURVEY. THIS IS AN EXHIBIT FOR ZONING PURPOSES ONLY.
 3) SHADED AREA IS CURRENTLY ZONED M-1

EXHIBIT
 SHOWING PROPOSED AREA TO BE REZONED
 BEING THE PROPERTY OF
 RONALD JAYSON MITCHEM &
 MARY NEVILLE MITCHEM
 D.B. 3687, PG. 16
 TAX# 034 154.00
 ZONE: A-1 & M-1
 CIVIL DISTRICT: 6th
 SULLIVAN COUNTY, TN.
 PROPERTY ADDRESS: 2265 HWY. 11W
 SULLIVAN COUNTY REGIONAL PLANNING COMMISSION

ROBERT LEONARD SURVEYING, INC.
 25310 PLANTATION ROAD, BRISTOL, VA 24202 (870) 688-1772 e-mail:rls@robertleonsurveying.com



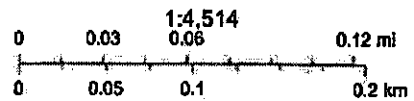
Sullivan County - Parcel: 034 154.00

448



Date: March 5, 2026

County: SULLIVAN
Owner: MITCHEM RONALD JAYSON & MARY NEVILLE MITCHEM
Address: HWY 11W 3333
Parcel ID: 034 154.00
Deeded Acreage: 38
Calculated Acreage: 0
Vexcel Imagery Date: 2021



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

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

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

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
MITCHEM RONALD JAYSON &
MARY NEVILLE MITCHEM
3339 HIGHWAY 11W
BLOUNTVILLE TN 37817

Current Owner

HWY 11W 3333

Ctrl Map: 034 Group: Parcel: 154.00 Pl: St: 000

Value Information

Land Market Value:	\$385,200	Land Use Value:	\$219,400
Improvement Value:	\$889,800	Improvement Value:	\$889,800
Total Market Appraisal:	\$1,275,000	Total Use Appraisal:	\$1,108,200
		Assessment Percentage:	25%
		Assessment:	\$277,300

Subdivision Data

Subdivision:
Plat Book: 57 Plat Page: 28 Block: Lot: 1

Additional Information

General Information

Class: 11 - Agricultural
City #: Special Service District 2: 000
Special Service District 1: 000
District: 08
Number of Buildings: 1
Utilities - Water/Sewer: 11 - INDIVIDUAL / INDIVIDUAL
Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Long Sale Information list on subsequent pages

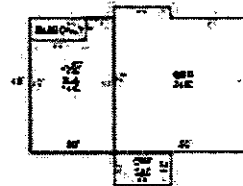
Land Information

Long Land Information list on subsequent pages

Residential Building #: 1

Improvement Type:
01 - SINGLE FAMILY
Exterior Wall:
15 - PREFINISHED METAL
Heat and AC:
7 - HEAT AND COOLING SPLIT
Quality:
1 - AVERAGE
Square Feet of Living Area:
2720
Foundation:
02 - CONTINUOUS FOOTING
Roof Framing:
02 - GABLE/HIP
Cabinet/Millwork:
03 - AVERAGE
Interior Finish:
07 - DRYWALL
Bath Tiles:
00 - NONE
Shapa:
02 - L-SHAPED

Building Sketch



Stories:
2.00
Actual Year Built:
2024
Plumbing Fixtures:
11
Condition:
AV - AVERAGE
Floor System:
04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
13 - PREFIN METAL CRIMPED
Floor Finish:
11 - CARPET COMBINATION
Paint/Decor:
03 - AVERAGE
Electrical:
03 - AVERAGE
Structural Frame:
00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	1,440
GRF - GARAGE FINISHED	2,480
OPF - OPEN PORCH FINISHED	240
USF - UPPER STORY FINISHED	1,280

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	OSH - OPEN SHED	30X53	1,580
1	GUD - DETACHED GARAGE UNFINISHED	40X60	2,400
1	SIM - SITE IMPROVEMENT	20X40	1
1	CUD - DETACHED CARPORT UNFINISHED	14X33	462
1	PFO - OPEN PORCH FINISHED	8X12	96
1	UTB - UTILITY BUILDING	12X25	300
1	GUD - DETACHED GARAGE UNFINISHED	50X100	5,000
1	HAC - HEATING AND COOLING	50X100	5,000
1	HAC - HEATING AND COOLING	40X80	3,200

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
1/14/2025	\$0	3638	493		GB - GREENBELT APPLICATION	-
10/23/2024	\$0	3627	44		QC - QUITCLAIM DEED	-
2/22/2023	\$0	3546	1204		QC - QUITCLAIM DEED	-
3/15/2022	\$0	3497	1872		GB - GREENBELT APPLICATION	-
10/7/2021	\$0	3471	1972		TE - TNNCY BY ENTIRETIES DEED	-
3/30/2021	\$0	3498	1398		GB - GREENBELT APPLICATION	-
8/19/2020	\$450,000	3398	411	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/19/2020	\$0	3374	1139		GB - GREENBELT APPLICATION	-
11/18/2019	\$405,900	3359	156	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
7/31/2018	\$0	3298	846		TR - TRUSTEE'S DEED	-
12/28/2012	\$0	3082	1315		-	-
12/28/2012	\$0	3062	1304		-	-
12/28/2011	\$0	3018	1892		-	-
10/5/2007	\$4,320,000	2593C	447	I - IMPROVED	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE

Land Information

Deed Acres: 38

Calculated Acres: 0

Total Land Units: 38

Land Code	Soil Class	Units
46 - ROTATION	G	18.21
62 - WOODLAND 2	A	1.05
62 - WOODLAND 2	P	16.39

Land Code

Soil Class

Units

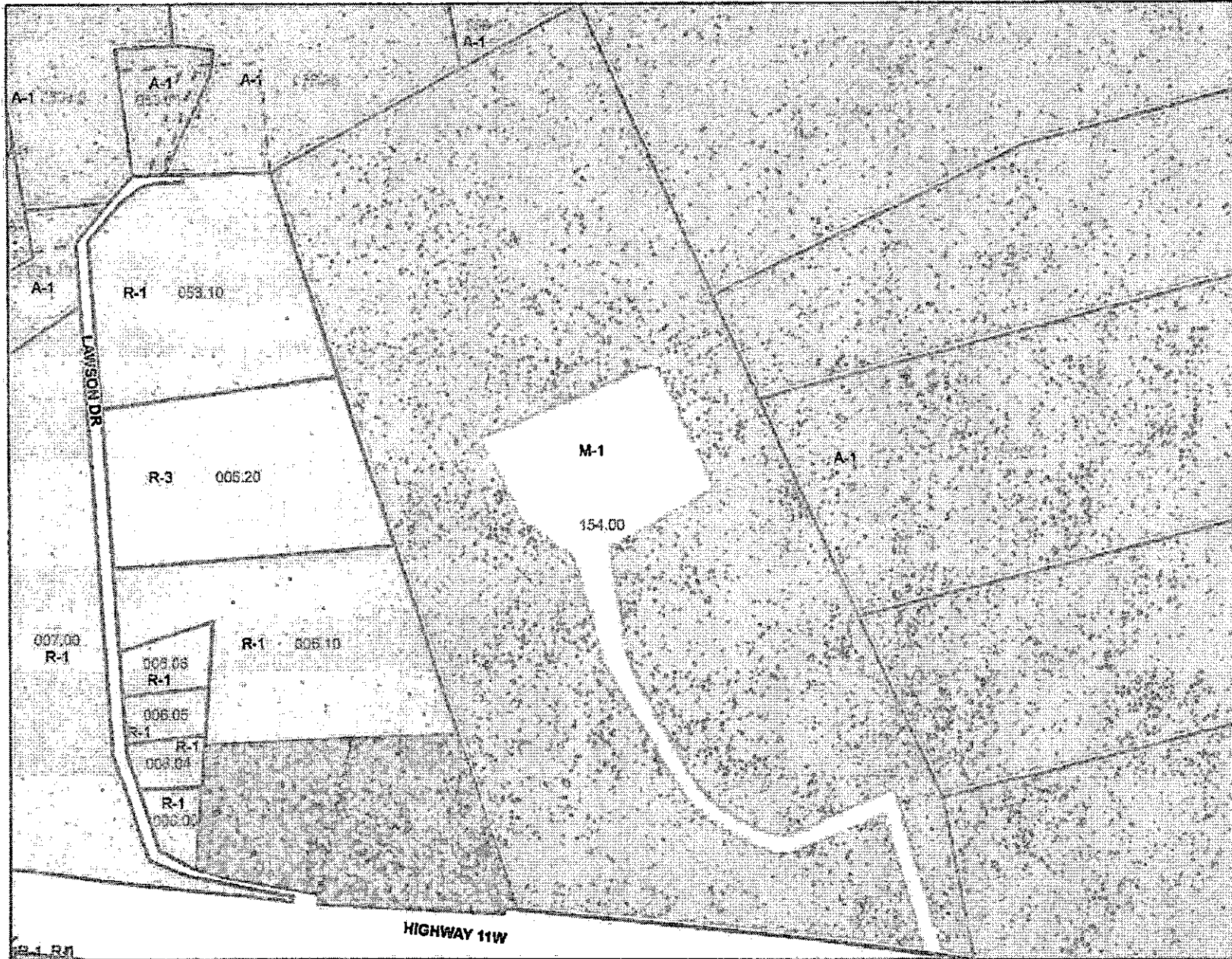
48 - ROTATION

P

1.35

04 - IMP SITE

1.00



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

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

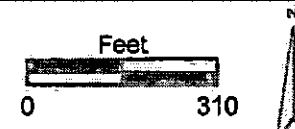
- County Line
- Lot Lines / Parcel Hooks
- Parcel Numbers
- Parcel Lines
- Current Zoning**
- A-1
- B-3
- M-1
- R-1
- R-3

452



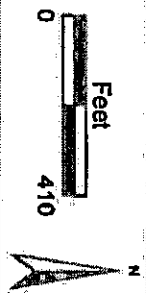
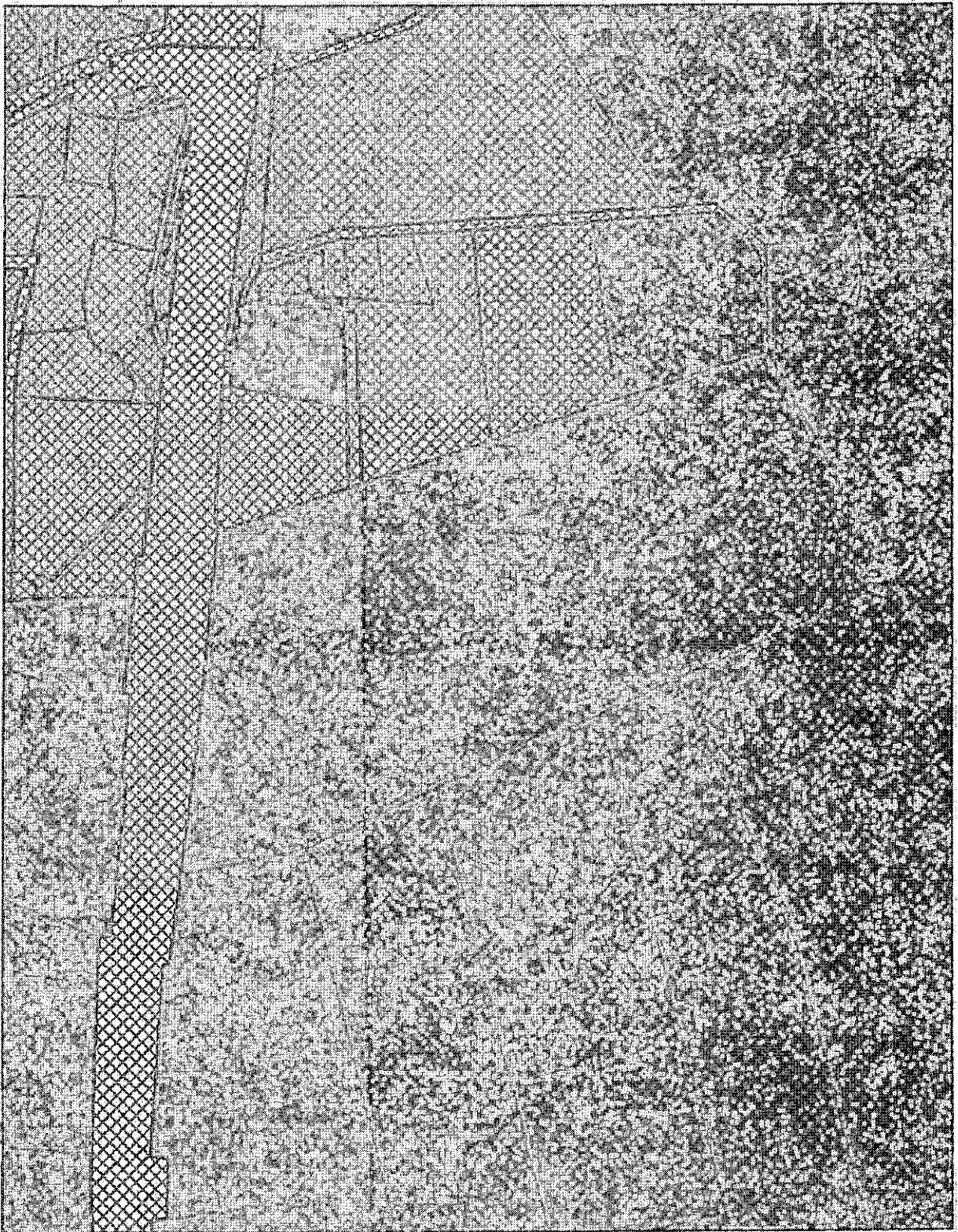
Sullivan County, TN
 Planning and Codes Dept.

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





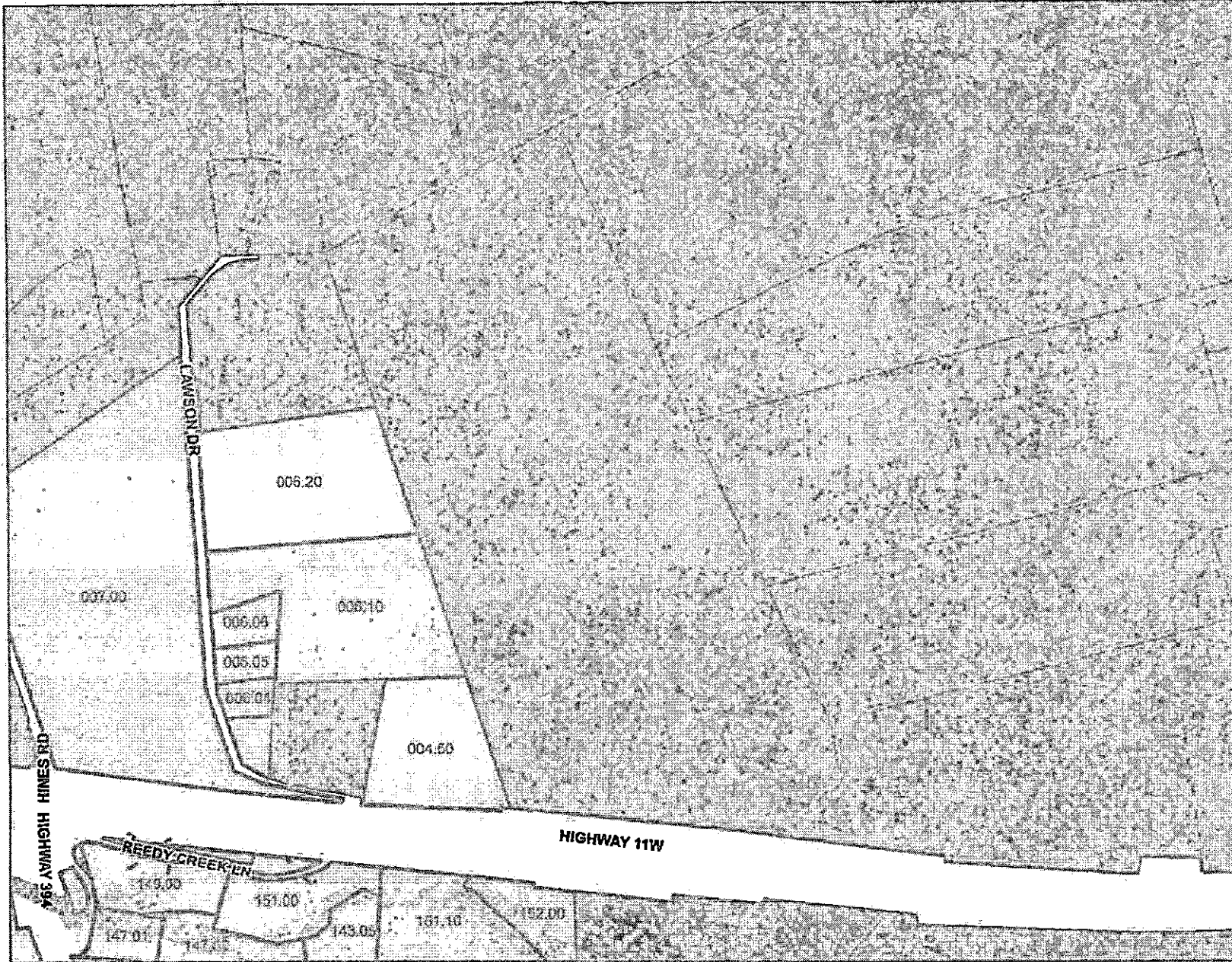
Sullivan County, TN
 Planning and Codes Dept.



Address Data Source:
 Sullivan County, Soil Co. 811
 Kingsport, TN 37628
 Johnson City, TN 37601
 Sheet: B484 911

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

- County Line
- Lot Lines / Parcel Hooks
- Parcel Lines
- Planned Growth
- Rural Area
- Land Use Plan: 2006-2026
 - Ag / Single Farm
 - Res
 - General
 - Commercial
 - Low Density Res
 - Mobile Home Park



Address Data Source

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

Notice:

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

- County Line
- Lot Lines / Parcel Hooks
- Parcel Numbers
- Parcel Lines
- Land Use Plan: 2006-2026**
- Ag / Single Fam
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- Commercial
- Low Density Res
- Mobile Home Park



Sullivan County, TN
Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2024
 Flood Insurance Rate Map (FIRM) 2024

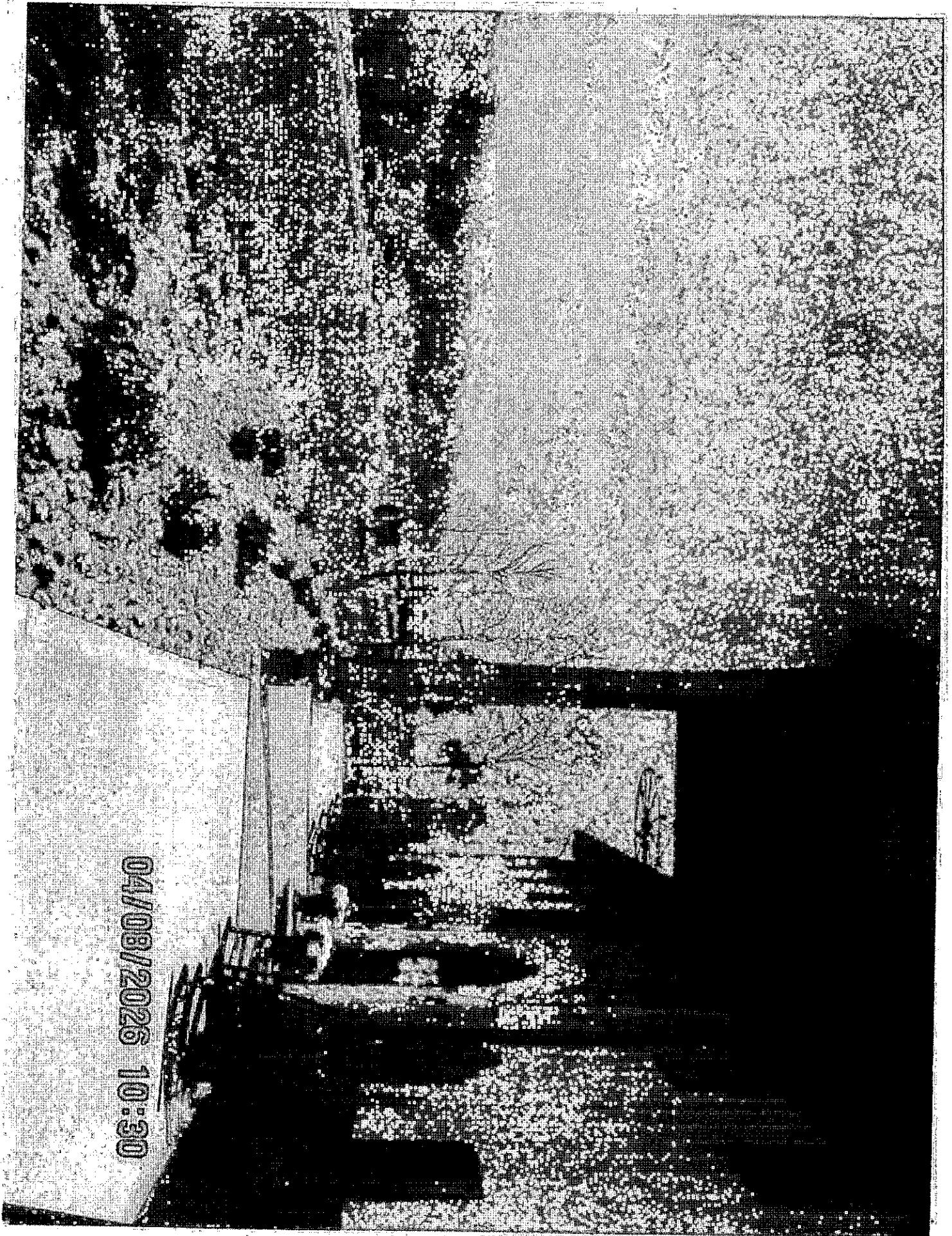
- Zone A - No Base Flood Elevation Determined
- Zone AE - Base Flood Elevation Determined
- 0.2% ACF Annual Chance Flood Hazard
- Floodway Area - Zone AE



454

04/08/2026 10:30

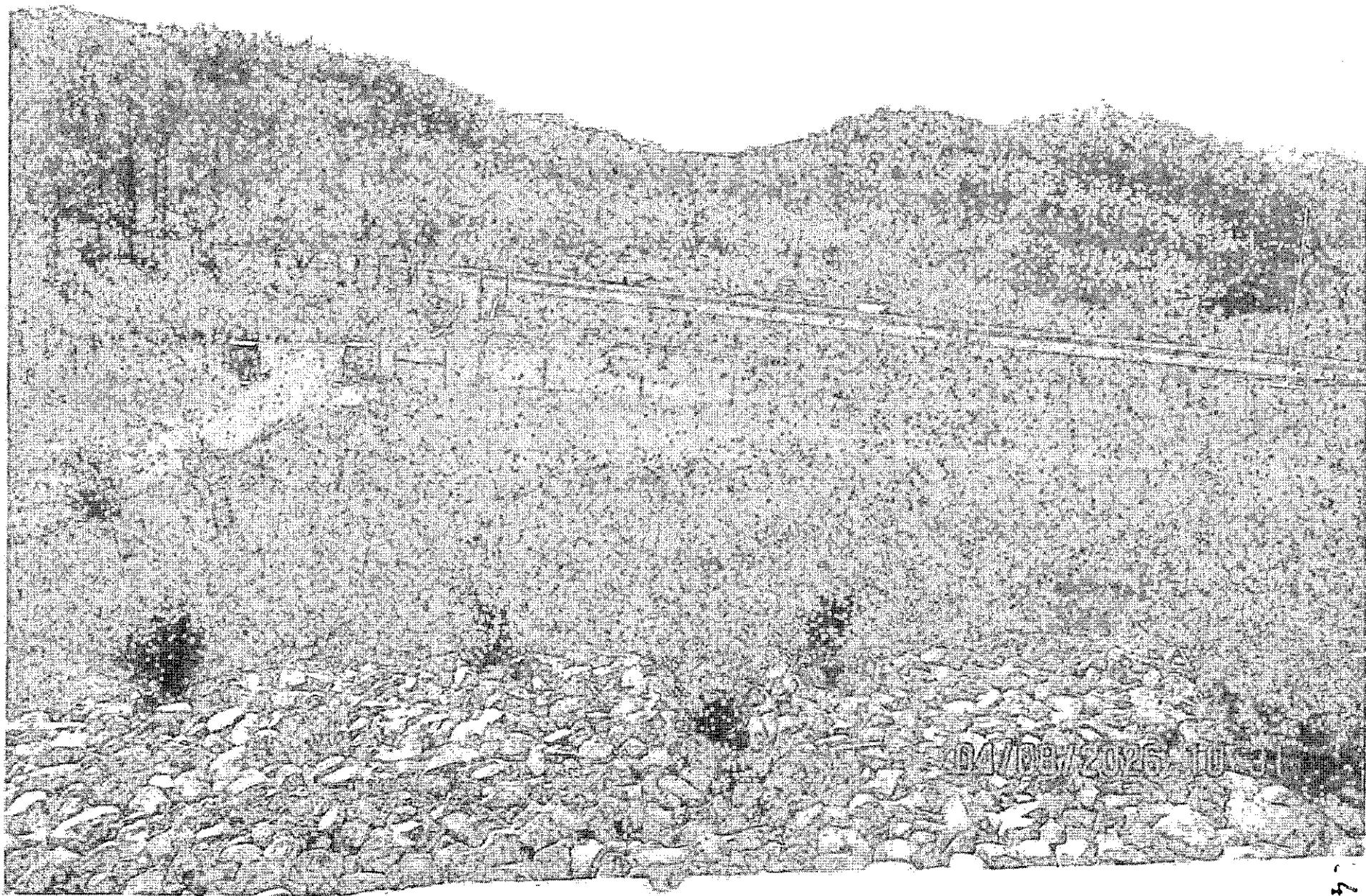




04/08/2026 10:30



459



04/08/2026 10:31

Sullivan County, TN

NOTICE

THIS PROPERTY IS
BEING CONSIDERED
FOR RE-ZONING

423-323-6440

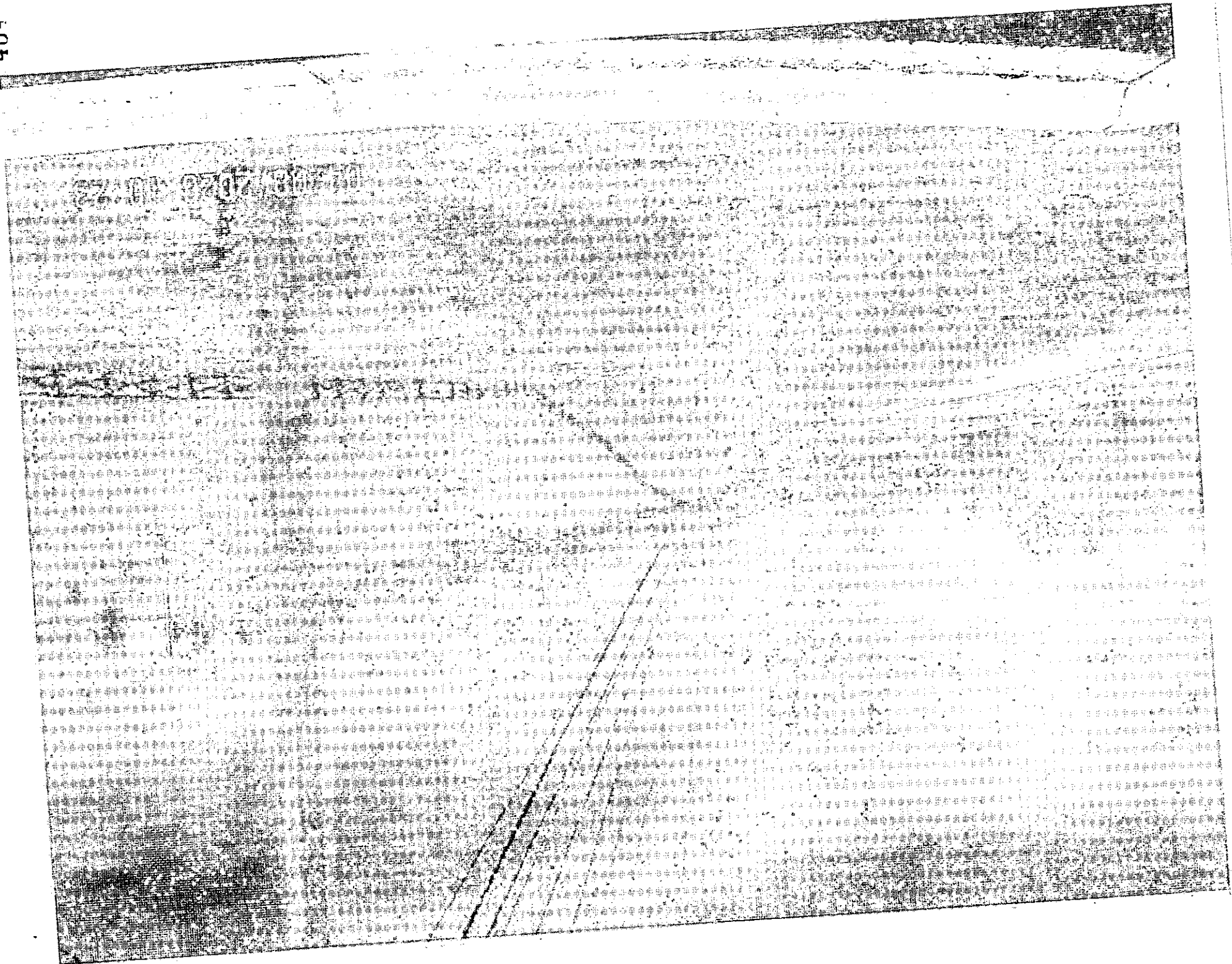
APR 26 10 32

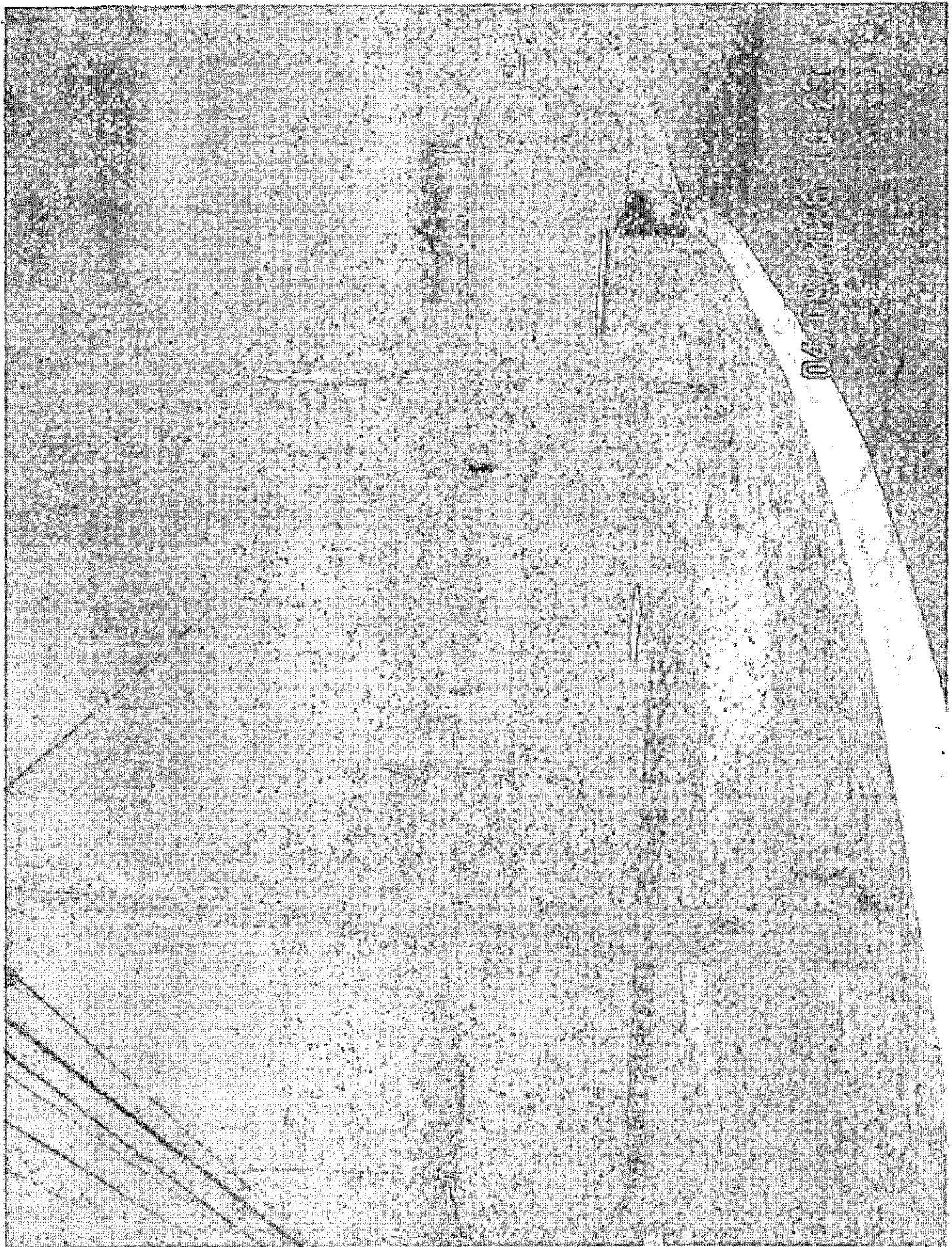
Sullivan County, TN
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FOR RE-ZONING
423-323-6440

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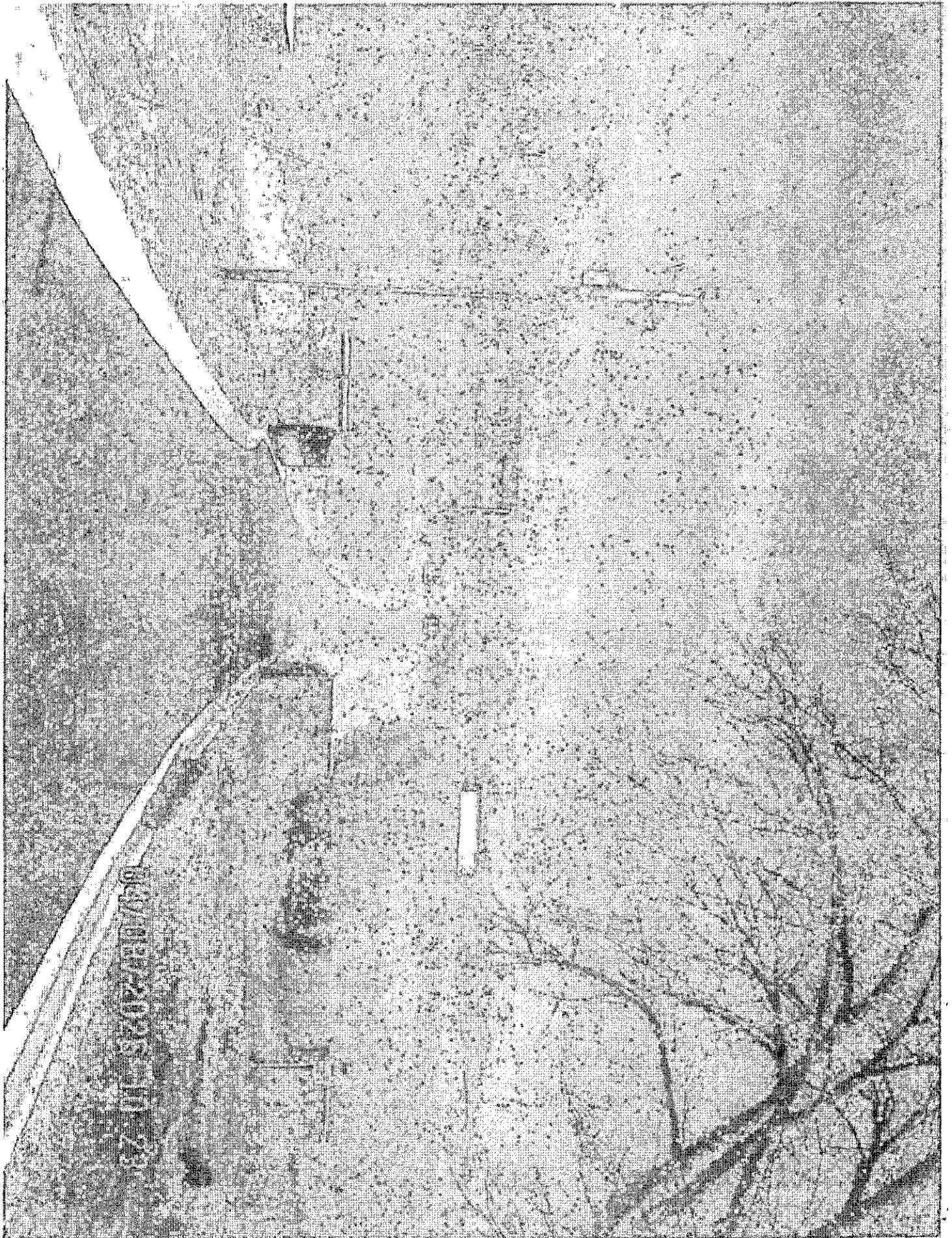
Sullivan County, TN
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FOR RE-ZONING
423-323-6440

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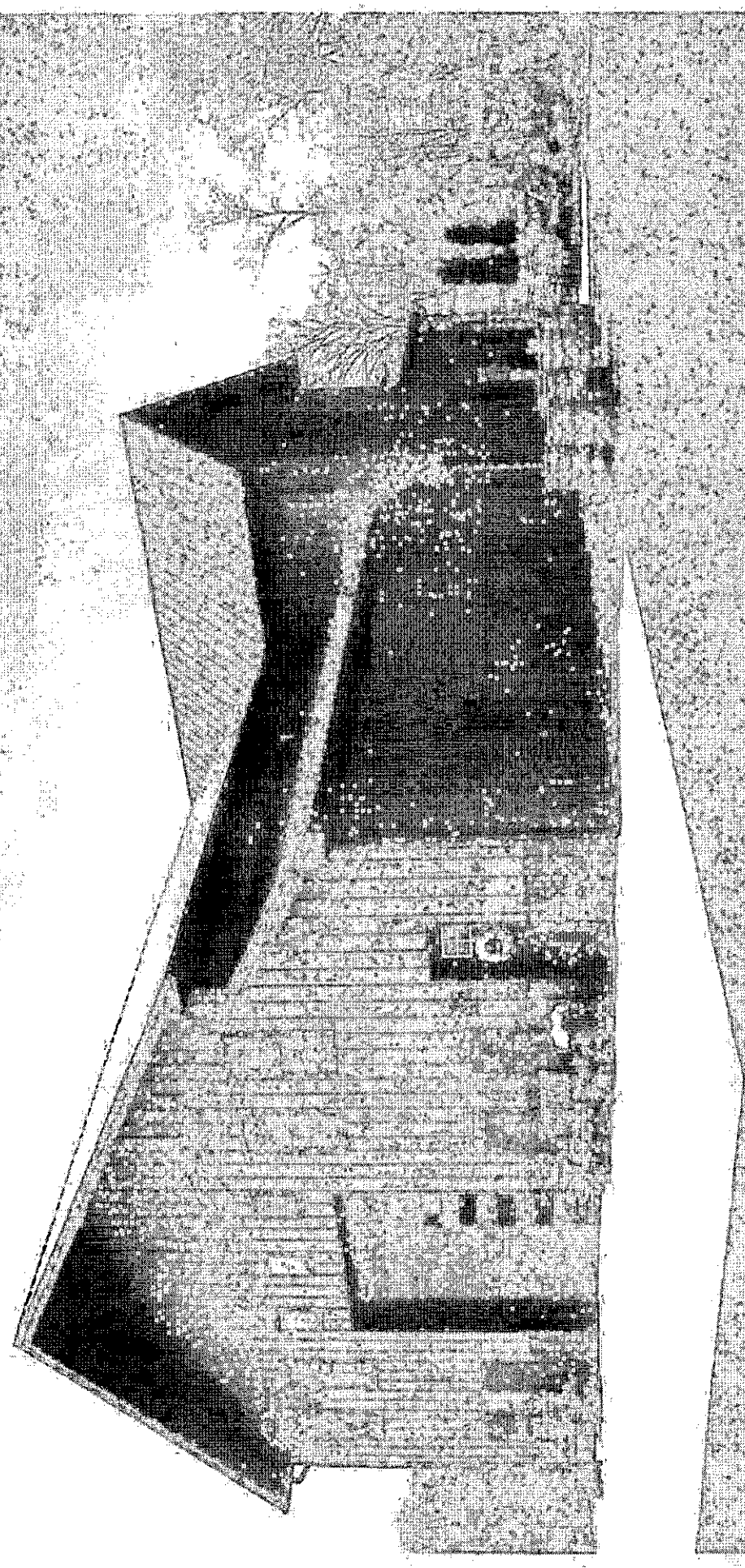
021103/211106 10-25



04/11/11-2013-11-23



OS-01-5207/10/11/12





Neighborhood Complaints for 3333 HWY 11W – Split Rezoning

April 9, 2026 – Staff received a call in opposition to the rezoning complaining of unauthorized work on the property. Opposition stated that the rezoning would disturb quality of life in the area and that there are nuisances related to commercial operation that he does not want to abut his property. Opposition stated that they are a caretaking for their elderly parent that lives adjacent and that the activities on the property would adversely affect their quality of life and comfort. Opposition claimed that there had been a helicopter flying/landing on the property. Opposition claimed that the proposed operations would detract from the natural area and adversely affect activities such as hunting in the area.

April 13, 2026 – Staff received a call in opposition to the rezoning request claiming that the applicant operates illegal “tiny homes” that are accessory to the proposed venue. Opposition claimed that the “tiny homes” are placed illegally, are not correctly plumbed into a septic system, and that there has been a portion of the property flooded for a pond that directly abuts the “tiny home” development. Opposition also claimed that on the manufacturing (M-1) district located on the property, there are or have been multiple people living on site. Opposition stated that they would “be monitoring the rezoning closely” and if it were to be approved, that would be construed as blessing the illegal development. Opposition stated that if approved, they would be building their own “tiny home” community since Sullivan County would be allowing the applicant’s operation.

April 15, 2026 – Staff received a call in opposition to the rezoning request claiming that the property has already been operating in a commercial capacity since 2025, hosting events and weddings. Opposition also claimed that they had concerns regarding a conflict of interest involving a planned event at the property for a sitting county commissioner who would have the ability to vote on the proposed rezoning request. Opposition stated that the applicant has a Facebook page that can be used to view past and future events. Opposition claimed that alcohol was being served on site and they had concerns about people drinking and then exiting the property.

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

05/14/26 - COMM. WARD MADE A MOTION TO DEFER UNTIL JUNE MEETING 2ND BY COMM. CROSS. ROLL CALL VOTE TAKEN AND APPROVED 14 YES, 4 NO, 6 ABSENT

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	PC	X	X	X	X	X
F. Planned Artisan Limited – see E-103.M.02(12a)	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 Tinting/Automobile Washing Yard	X	PC	X	SUP	X	X
F. Outside Materials, Equipment Sales, Service and Repair	X	PC	PC	SUP	SUP	X
G. Scrap Operations/Scrapyard/Amiaryards	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 (permitted on 03/15/19)	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	PC
C. Community Assembly	X	X	X	X	X	PC
D. Essential Public Transport, Communication and Utility Services	X	SUP	SUP	SUP	SUP	SUP
E. Extensive Impact Facilities – Limited (see E-104.9 part 5)	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 (permitted on 11/16/20)	X	X	X	BZA	X	X
IV. AGRICULTURAL AND EXTRACTIVE ACTIVITIES						
A. Agriculture – General	X	P	P	P	P	P
B. Agriculture – 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 (seasonal residential)	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

	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 annexure 10))						
	N/A	N/A	N/A	N/A	N/A	5%
II. Maximum Impermeable Surface Ratio (As % of Lot Area)						
	75	75	75	75	75	7%
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)	130	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	4'
B. Side	100	50	30	50	30	3'
C. Rear	100	50	30	50	30	3'
D. Corner Side (additional street frontage)	100	50	50	50	50	4'
E. Front and Corner Side on Arterial or Collector Road	100	50	50	50	50	4'

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ROLL CALL VOTE

Motion was made by Commissioner Ward to defer rezoning case #2 to next month's meeting on 06/11/26

472

2nd by Commissioner Cross

ABSENT		YES		NO		ABSTAIN		PASS
X	AKARD							
X	CALTON							
	CARR	X						
	COLE	X						
	CRAWFORD	X						
	CROSS	X						
	CROSSWHITE	X						
	GARDNER	X						
X	GLOVER							
	HARVEY			X				
	HAYES			X				
	HOPPER			X				
X	HORNE							
	IRESON	X						
	JONES			X				
	KING	X						
	LEONARD	X						
	LOCKE	X						
X	MCMURRAY							
	MEANS	X						
	PIERCE	X						
X	STIDHAM							
	VANOVER	X						
	WARD	X						

6
ABSENT

14
YES

4
NO

ABSTAIN

PASS

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 demands and large-scale data mining infrastructure. This district is further intended to be located within the interior 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.

474

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

	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	PC	X	X	X	X	X
I. Energy Reclamation Systems	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 Alternative Training Facilities – 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.
 - a. 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.
 - b. 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.
 - c. Sidewalks - Sidewalks shall be provided to accommodate pedestrian access from all guest and employee parking areas to associated entrances into facilities.
 - d. 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.
 - a. 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.
 - b. 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
 - a. 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.
 - b. 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.

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- 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.

c. 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 detailing the proposed zone change.
 - (a) Letter from the landowner detailing the proposed zone change.
 - (b) Location map of the proposed site.
 - (c) 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.
 - (d) 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.
 - (e) 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 to fully divulge the operational nature, intensity and ultimate extent of the proposed activity.

- (a) Sufficient information to fully divulge the operational nature, intensity and ultimate extent of the proposed activity.
- (b) 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.
- (c) Average number of vehicles entering and leaving the site on a daily basis and the anticipated route(s) of travel.
- (d) Detailing of types and current status of all Federal and State permits required for operation of the proposed facility.
- (e) Detailing of all safety and protective measures to be utilized in connection with the operation as well as an indication of the anticipated duration of the proposed use and details of plans.
- (f) A general indication of the anticipated removal of the activity and/or reclamation of the site and methodologies proposed for removal of the activity and/or reclamation (FCC) standards and methodologies 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.
- (g) 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 to be 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)

- (a) 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 application process. (i) A preliminary study shall be conducted and recommended sound reducing materials or systems as needed to meet the required sound limit. (ii) A preliminary sound study shall include recommended sound reducing materials or systems as needed to meet the required sound limit. The preliminary study shall be conducted during the building permit approval process. (iii) 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. (iv) An interim 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. (v) 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, Applicants 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 (Date 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 karst 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 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 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

Old Business

Item 1 Resolution 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 2026-05-02

Sponsors: Ward/Gardner

RESOLUTION FOR THE SULLIVAN COUNTY SHERIFF'S OFFICE TO APPLY FOR, ACCEPT, AND APPROPRIATE FUNDS FROM THE 2025 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG), LOCAL SOLICITATION

Item 3 Resolution 2026-05-03

Sponsors:

A RESOLUTION OF THE SULLIVAN COUNTY COMMISSION AUTHORIZING THE ACCEPTANCE AND APPROPRIATION OF FUNDS FROM THE GOVERNOR'S RESPONSE AND RELIEF FUND FOR CRITICAL INFRASTRUCTURE IMPROVEMENTS AND LONG-TERM HAZARD MITIGATION MEASURES RELATED TO HURRICANE HELENE.

Item 4 Resolution No. 2026-05-04

Sponsors: Locke/Gardner

RESOLUTION TO ACCEPT AND RESOLUTION AUTHORIZING THE SULLIVAN COUNTY REGIONAL HEALTH DEPARTMENT TO APPLY FOR, ACCEPT, and APPROPRIATE THE BJA FY25 COSSUP GRANT FOR THE CROSS-STATE OVERDOSE RESPONSE, REPORTING, INTELLIGENCE & DATA FOR OPERATIONAL READINESS (CORRIDOR) PROJECT.

~~Item 5 Resolution No. 2026-05-05~~~~Sponsors: Stidham/Gardner~~

~~RESOLUTION TO PROVIDE FUNDING TO THE PETWORKS ANIMAL SERVICES+ FOR \$50,000 FOR THE DAY TO DAY OPERATION OF THE SHELTER. (NOTE: Strike through added after original version distributed at Work Session, see below)~~

Item 5 Resolution No. 2026-05-05

Sponsors: Carr/Means

A RESOLUTION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS REGARDING THE EXCLUSION OF SULLIVAN COUNTY AND OTHER METRO COUNTIES FROM THE TENNESSEE RURAL HEALTH TRANSFORMATION PROGRAM.

Item 6 Resolution No. 2026-05-06

Sponsors: King/Crosswhite

RESOLUTION TO AMEND THE SULLIVAN COUNTY HIGHWAY BUDGET BY TRANSFERRING 35,000.00 FROM ACCOUNTS WITH AVAILABLE FUNDS TO AREAS OF APPROPRIATIONS WHERE FUNDS ARE NEEDED.

Item 7 Resolution No. 2026-05-07

Sponsors: Horne/

RESOLUTION TO ESTABLISH 25 MPH SPEED LIMIT ON EMORY CHURCH ROAD.

Item 8 Resolution No. 2026-05-08

Sponsors: Glover/King

A RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY PURCHASING DEPARTMENT TO SEEK BIDS TO DEMOLISH AND REMOVE THE BUILDING ONCE USED FOR SHOP CLASSES AND LOCATED ADJACENT TO THE FORMER BLOUNTVILLE MIDDLE SCHOOL.

Item 9 Resolution No. 2026-05-09

Sponsors: Vanover/Means

~~A RESOLUTION TO AUTHORIZE ACCEPTANCE HURRICANE HELENE RELIEF FUNDS, UP TO \$ 408,000 TO HIGHWAY DEPARTMENT~~
RESOLUTION TO A RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY HIGHWAY DEPARTMENT TO ACCEPT \$470,404.24 IN HURRICANE HELENE RELIEF FUNDS FROM TEMA AND FEMA AS REIMURSEMENT FOR POST-STORM CLEANUP ACROSS SULLIVAN COUNTY.

Item 10 Resolution No. 2026-05-10

Sponsors: Akard/Harvey

A RESOLUTION TO APPROVE TAX INCREMENT FINANCING FOR ALDI SUPER MARKET TO LOCATE ON VOLUNTEER PARKWAY AS REQUESTED BY CITY OF BRISTOL, TIF NOT TO EXCEED UP TO \$500,000, UP TO A PERIOD OF 20 YEARS

Item 11 Resolution No. 2026-05-11

Sponsors: Harvey/Akard

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH THE CITY OF BRISTOL, TENNESSEE, AS LEAD ENTITY FOR THE NORTHEAST TENNESSEE/VIRGINIA HOME CONSORTIUM

Item 12 Resolution No. 2026-05-12

Sponsors: Ward/Means

A RESOLUTION TO APPROPRIATE \$177,043 FROM THE OPIOID SETTLEMENT FUND TO THE SULLIVAN COUNTY SHERIFF'S OFFICE'S MEDICAL DIVISION MENTAL HEALTH PROGRAM.

Item 13 Resolution No. 2026-05-13

Sponsors: Carr/Ward

**A RESOLUTION TO APPROPRIATE \$216,611.92 FROM THE OPIOID SETTLEMENT FUND
TO THE SULLIVAN COUNTY SHERIFF'S OFFICE'S CO-RESPONDERS PROGRAM.**

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 16th day of April 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.

Sullivan County
Board of County Commissioners
246th Annual Session

Item 2
Resolution No. 2026-05-02

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of May 2026.

RESOLUTION FOR THE SULLIVAN COUNTY SHERIFF'S OFFICE TO APPLY FOR, ACCEPT, AND APPROPRIATE FUNDS FROM THE 2025 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG), LOCAL SOLICITATION.

WHEREAS, the Sullivan County Sheriff's Office has administered the United States Department of Justice Edward Byrne Memorial Justice Assistance Grant (JAG) for a number of years specifically to purchase equipment and supplies for law enforcement purposes; and

WHEREAS, the 2025 grant amount is \$21,451.00 with no matching funds required.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorize the Sullivan County Sheriff's Office to execute and submit the 2025 Department of Justice Assistance Grant application in the amount of \$21,451.00 and approve the funds to be used as required for law enforcement purposes by the Sullivan County Sheriff's Office.

BE IT FURTHER RESOLVED that upon approval of said grant application, Sullivan County is hereby authorized to receive, appropriate, and expend said grant funds; not to exceed the above amount (\$21,451.00), as required by the grant contract. The revenue and expenditure account codes for the grant are 47990-913 and 54110.400.913, respectively.

WAIVER OF RULES REQUESTED

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

Duly passed and approved this 21st day of May 2026.

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

ATTEST: _____
Teresa Jacobs, County Clerk, Sullivan County

CONTINUED

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

Teresa Jacobs, County Clerk, Sullivan County

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 John Gardner; Commissioner Michael Cole

ACTIONS: 05/14/26 (Work Session) To be placed on Consent at Regular Session on 05/21/26.

Sullivan County
Board of County Commissioners
246th Annual Session

Item 3
Resolution No. 2026-05-03

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of May 2026.

A RESOLUTION OF THE SULLIVAN COUNTY COMMISSION AUTHORIZING THE ACCEPTANCE AND APPROPRIATION OF FUNDS FROM THE GOVERNOR'S RESPONSE AND RELIEF FUND FOR CRITICAL INFRASTRUCTURE IMPROVEMENTS AND LONG-TERM HAZARD MITIGATION MEASURES RELATED TO HURRICANE HELENE.

WHEREAS, Sullivan County, Tennessee, was significantly impacted by Hurricane Helene and continues to address both immediate and long-term recovery needs resulting from the disaster; and

WHEREAS, the State of Tennessee has allocated funding through the Governor's Response and Relief Fund to counties affected by Hurricane Helene to support recovery efforts, strengthen critical infrastructure, and implement long-term mitigation measures designed to reduce future risks; and

WHEREAS, Sullivan County has been allocated funding in the amount of Five Hundred Thousand Dollars (\$500,000.00) through the Governor's Response and Relief Fund; and

WHEREAS, these funds are intended to support emergency response efforts and proactive projects that improve community resilience, enhance public safety, protect county infrastructure, and mitigate the impacts of future natural disasters; and

WHEREAS, Sullivan County desires to accept and appropriate said funding for eligible disaster recovery, infrastructure improvement, and hazard mitigation activities as allowed under the Governor's Response and Relief Fund guidelines; and

WHEREAS, the Sullivan County Commission finds it to be in the best interest of the citizens of Sullivan County to accept and appropriate these funds for the purposes stated herein.

NOW, THEREFORE, BE IT RESOLVED by the Sullivan County Commission as follows:

SECTION 1. That Sullivan County hereby accepts the allocation of funds from the Governor's Response and Relief Fund in the amount of Five Hundred Thousand Dollars (\$500,000.00) for critical infrastructure improvements, emergency response efforts, and long-term hazard mitigation measures related to Hurricane Helene recovery efforts.

SECTION 2. That the Sullivan County Commission hereby appropriates the sum of Five Hundred Thousand Dollars (\$500,000.00) for eligible expenditures associated with strengthening critical infrastructure, supporting emergency response operations, and implementing projects intended to reduce future disaster risks and improve community resilience.

CONTINUED

SECTION 3. That the Finance Department is hereby authorized to assign appropriate budgetary and accounting codes necessary for the administration of these funds.

SECTION 4. That all expenditures shall be made in accordance with applicable federal, state, and local purchasing and financial management requirements.

This Resolution shall take effect from and after its passage, the public welfare requiring it.

Duly passed and approved this 21st day of May 2026.

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

ATTEST: _____
Teresa Jacobs, County Clerk, Sullivan County

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

Teresa Jacobs, County Clerk, Sullivan County

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: _____.

Richard S. Venable, Mayor, Sullivan County

Sponsor: Commissioner Crawford

Cosponsors: Commissioner Ireson, Commissioner Hopper

ACTIONS: 05/14/26 (Work Session) To be placed on Consent at Regular Session on 05/21/26.

Sullivan County
Board of County Commissioners
246th Annual Session

Item 4
Resolution No. 2026-05-04

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of May 2026.

RESOLUTION AUTHORIZING THE SULLIVAN COUNTY REGIONAL HEALTH DEPARTMENT TO APPLY FOR, ACCEPT, and APPROPRIATE THE BJA FY25 COSSUP GRANT FOR THE CROSS-STATE OVERDOSE RESPONSE, REPORTING, INTELLIGENCE & DATA FOR OPERATIONAL READINESS (CORRIDOR) PROJECT.

WHEREAS Sullivan County continues to face challenges regarding drug trends and overdose threats, particularly along the I-81 corridor, which is a well-known bi-directional drug trafficking route; and

WHEREAS, the Sullivan County Regional Health Department has identified a critical need to enhance overdose surveillance and response capabilities through centralized data sharing and analytic reporting; and

WHEREAS, the CORRIDOR Project seeks to partner with the University of and the CDC Foundation to develop a management portal and automated spike response alerts using the Overdose Detection Mapping Application Program (ODMAP) ;and WHEREAS, the Bureau of Justice Assistance has made funding available through the FY25 Comprehensive Substance Use Site-Based Program with an anticipated award amount of \$1,300,000 over a 36-month project period; and

WHEREAS, this project is a non-matching grant, requiring no local financial contribution from Sullivan County; and

WHEREAS, this grant requires no that no new staff will be hired for this grant.

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

SECTION 1. Authorization for the Sullivan County Regional Health Department to submit an application for the BJA FY25 COSSUP grant and accept funds if awarded in an amount not to exceed \$1,300,000 for the CORRIDOR Project.

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 21st day of May 2026.

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

ATTEST: _____
Teresa Jacobs, County Clerk, Sullivan County

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

Teresa Jacobs, County Clerk, Sullivan County

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: _____.

Richard S. Venable, Mayor, Sullivan County

Sponsor: Commissioner Hunter Locke

Cosponsors: Commissioner John Gardner; Commissioner Archie Pierce; Commissioner Zane Vanover

ACTIONS: 05/14/26 (Work Session) To be placed on Consent at Regular Session on 05/21/26.

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 05
Resolution No. 2026-05-05

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of May 2026.

A RESOLUTION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS REGARDING THE EXCLUSION OF SULLIVAN COUNTY AND OTHER METRO COUNTIES FROM THE TENNESSEE RURAL HEALTH TRANSFORMATION PROGRAM.

WHEREAS, the Tennessee Department of Health has announced the notice of funding opportunity for Rural Health Transformation Program (RHTP), allocating approximately \$206.9 million for Fiscal Year 2026; and

WHEREAS, these funds are to be used to increase sustainable access, promote innovative care, advance technology innovation, advance rural health, and workforce development; and

WHEREAS, the RHTP guidelines explicitly define 89 of Tennessee’s 95 counties as eligible for these funds, while categorically excluding metropolitan counties including Sullivan County; and

WHEREAS, Sullivan County currently manages significant public health challenges which the RHTP is specifically designed to address in other parts of the state; and

NOW THEREFORE BE IT RESOLVED the Board of Commissioners of Sullivan County, meeting in regular session, hereby calls upon the Governor of Tennessee and the Tennessee Department of Health to amend the Rural Health Transformation Program definition of eligible service areas to include 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.

Approved this _____ day of _____, 2026.

Attest: _____ Approve: _____

Teresa Jacobs, County Clerk Richard S. Venable,

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: Commissioner Joe Carr

Cosponsor: Commissioner Jessica Means

ACTIONS: 05/14/26 (Work Session) To be placed on Consent at Regular Session on 05/21/26.

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

Item 06
Resolution No. 2026-05-06

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of May 2026.

RESOLUTION TO AMEND THE SULLIVAN COUNTY HIGHWAY BUDGET BY TRANSFERRING 35,000.00 FROM ACCOUNTS WITH AVAILABLE FUNDS TO AREAS OF APPROPRIATIONS WHERE FUNDS ARE NEEDED.

WHEREAS, the operations of the current fiscal year allow for the relocation of funds within the 2026 FY budget to cover this anticipated increase in cost.

NOW THEREFORE BE IT RESOLVED by the Sullivan County Board of Commissioners meeting in Regular Session hereby amend the Highway Fund Appropriations Accounts as follows:

FROM:

62000.400 Highway Supplies and materials \$ 35,000

total \$ 35,000

TO:

61000-510 Other Charges (trustee commission) \$ 35,000

total \$ 35,000

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

WAIVER OF RULES REQUESTED

Approved this _____ 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 the _____ day of _____ 20____ at or about the following time _____ by the following method:

Teresa Jacobs, County Clerk

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____

Mayor, Sullivan County

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

Mayor, Sullivan County

.

Sponsor: Commissioner Dwight King

Cosponsor: Commissioner Joyce Crosswhite

ACTIONS: 05/14/26 (Work Session) To be placed on Consent at Regular Session on 05/21/26.

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 07
Resolution No. 2026-05-07

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of May 2026.

RESOLUTION TO ESTABLISH 25 MPH SPEED LIMIT ON EMORY CHURCH ROAD.

WHEREAS, the Sullivan County Highway Department and members of the Board of Sullivan County Commissioners have requested numerous requests to set the speed limit on Emory Church Road at 25 miles per hour rather than the current 35 miles per hour; and

WHEREAS, the Sullivan County Highway Department also will be installing additional signage on Emory Church Road to increase public safety, warning of curves.

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

This Resolution shall take effect from and after its passage, the public welfare requiring it.

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 the _____ day of _____ 20____ at or about the following time _____ by the following method:

Teresa Jacobs, County Clerk

CONTINUED

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____

Mayor, Sullivan County

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

Richard S. Venable, Mayor, Sullivan County

SPONSOR: Commissioner Daniel Horne

COSPONSORS: Commissioner Zane Vanover; Commissioner Jessica Means

ACTIONS: 05/14/26 (Work Session) To be placed on Consent at Regular Session on 05/21/26.

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 08
Resolution No. 2026-05-08

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of May 2026.

A RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY PURCHASING DEPARTMENT TO SEEK BIDS TO DEMOLISH AND REMOVE THE BUILDING ONCE USED FOR SHOP CLASSES AND LOCATED ADJACENT TO THE FORMER BLOUNTVILLE MIDDLE SCHOOL.

WHEREAS, the vacant building located between the former Blountville Middle School and the Sullivan County Public Library, has not been used in years; and

WHEREAS, the building is in a state of disrepair and it holds no historic status; and

WHEREAS, the county has no use for the building in the foreseeable future.

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of Sullivan County, meeting in regular session, the Sullivan County Purchasing Department shall seek bids from contractors to have the building demolished, and the resulting debris properly removed and disposed of, funding for said work not to exceed \$33,000.

This Resolution shall take effect from and after its passage, the public welfare requiring it.

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 the _____ day of _____ 20____ at or about the following time _____ by the following method:

Teresa Jacobs, County Clerk

CONTINUED

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____

Mayor, Sullivan County

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

Richard S. Venable, Mayor, Sullivan County

SPONSOR: Commissioner Joyce Crosswhite
COSPONSORS: Commissioner Mark Ireson; Dwight King; Commissioner Jessica Means; Commissioner
Cheryl Harvey; Commissioner Sam Jones; Commissioner Joe Carr; Commissioner Travis Ward
ACTIONS: 05/14/26 (Work Session) To be considered on Waiver of Rules at Regular Session on
05/21/26.

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 09
-Resolution No. 2026-05-09

~~To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of May 2026.~~

~~**RESOLUTION TO A RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY HIGHWAY DEPARTMENT TO ACCEPT \$470,404.24 IN HURRICANE HELENE RELIEF FUNDS FROM TEMA AND FEMA AS REIMURSEMENT FOR POST-STORM CLEANUP ACROSS SULLIVAN COUNTY.**~~

~~WHEREAS, the Sullivan County Highway Department incurred an increased workload due to cleanup of downed trees and other damages across Sullivan County due to Hurricane Helene's impact on the region; and~~

~~WHEREAS, federal and state disaster relief funds were made available to governmental agencies to help cover documented costs associated with storm cleanup; and~~

~~WHEREAS, Sullivan County Highway Department records documented overtime and other costs associated with post storm cleanup in the county and said documentation met the standard and gained the approval of the Tennessee Emergency Management Agency and the Federal Emergency Management Agency, resulting in the highway department's eligibility for reimbursement of more than \$407,000; and~~

~~WHEREAS, earlier this week reimbursement was received by Sullivan County from TEMA and FEMA.~~

~~NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners of Sullivan County, meeting in regular session, authorizes acceptance of the Hurricane Helene Relief Funds of \$470,404.24 to the Sullivan County Highway Department. Accounts and codes to be assigned by the Finance Department. This Resolution shall take effect from and after its passage, the public welfare requiring it.~~

Approved 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 the _____ day of
_____ 20____ at or about the following time _____ by the following
method:

Teresa Jacobs, County Clerk

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____

Mayor, Sullivan County

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

Richard S. Venable, Mayor, Sullivan County

SPONSOR: Commissioner Zane Vanover

COSPONSORS: Commissioner Jessica Means

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

CORRECTED

Item 09

Resolution No. 2026-05-09

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of May 2026.

RESOLUTION TO A RESOLUTION TO AUTHORIZE THE SULLIVAN COUNTY HIGHWAY DEPARTMENT TO ACCEPT \$470,404.24 IN HURRICANE HELENE RELIEF FUNDS FROM TEMA AND FEMA AS REIMURSEMENT FOR POST-STORM CLEANUP ACROSS SULLIVAN COUNTY.

WHEREAS, the Sullivan County Highway Department incurred an increased workload due to cleanup of downed trees and other damages across Sullivan County due to Hurricane Helene’s impact on the region; and

WHEREAS, federal and state disaster relief funds were made available to governmental agencies to help cover documented costs associated with storm cleanup; and

WHEREAS, Sullivan County Highway Department records documented overtime and other costs associated with post storm cleanup in the county and said documentation met the standard and gained the approval of the Tennessee Emergency Management Agency and the Federal Emergency Management Agency, resulting in the highway department’s eligibility for reimbursement of more than \$407,000; and

WHEREAS, earlier this week reimbursement was received by Sullivan County from TEMA and FEMA.

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners of Sullivan County, meeting in regular session, authorizes acceptance of the Hurricane Helene Relief Funds of \$470,404.24 to the Sullivan County Highway Department. Accounts and codes to be assigned by the Finance Department. This Resolution shall take effect from and after its passage, the public welfare requiring it.

Approved 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 the _____ day of _____ 20____ at or about the following time _____ by the following method:

Teresa Jacobs, County Clerk

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____

Mayor, Sullivan County

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

Richard S. Venable, Mayor, Sullivan County

SPONSOR: Commissioner Zane Vanover

COSPONSORS: Commissioner Jessica Means

ACTIONS: 05/14/26 (Work Session) To be placed on Consent at Regular Session on 05/21/26.

NOTE: THIS VERSION, CORRECTED TO INCLUDE THE EXACT AMOUNT OF THE TEMA/FEMA REIMBURSEMENT TO SULLIVAN COUNTY HIGHWAY DEPARTMENT FOR HURRICANE HELENE RELIEF WAS DISTRIBUTED IN TANDEM WITH THE PACKET AT WORK SESSION ON MAY 14, 2026 --- John H. Osborne III

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 10
Resolution No. 2026-05-10

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of May 2026.

RESOLUTION OF THE SULLIVAN COUNTY COMMISSION FOR ADOPTION OF A REDEVELOPMENT PLAN AND TAX INCREMENT FINANCING AMENDMENT FOR PROJECT STRIPE LOCATED WITHIN THE VOLUNTEER PLAZA REDEVELOPMENT DISTRICT

WHEREAS, Bristol Housing (“BH”) pursuant to the provisions of Title 13, Chapter 20, Tennessee Code Annotated, as supplemented and amended, has the power and authority to administer redevelopment programs located within its statutory boundaries; and

WHEREAS, BH has prepared a Redevelopment Plan for the Volunteer Plaza Redevelopment District in conformance with Title 13, Chapter 20, Part 2, Tennessee Code Annotated, as supplemented and amended which has been adopted by the City of Bristol, Tennessee; and

WHEREAS, as previously authorized by the Sullivan County Commission, BH conducted a public hearing on April 9, 2026, to determine the necessity for the adoption of a Redevelopment Plan for the Volunteer Plaza Redevelopment District on behalf of Sullivan County which includes the use of tax increment financing; and

WHEREAS, the comments and findings of said public hearing, along with the Project Stripe proposal for the Volunteer Plaza Redevelopment District have been presented to the Sullivan County Commission; and

WHEREAS, BH and the City Council of the City of Bristol, Tennessee have recommended the adoption of the Redevelopment Plan and the proposed tax increment financing amendment and have also recommended approval of the use of tax increment financing for a redevelopment project which includes a retail grocery store and related amenities known as the Project Stripe to be located within the Volunteer Plaza Redevelopment District.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby authorizes:

1. That the Redevelopment Plan for the Volunteer Plaza Redevelopment District (being the same plan previously approved by this Commission for other Bristol redevelopment districts and being incorporated herein by reference), along with the proposed TIF Amendment, as presented and recommended by BH, a copy of the TIF Amendment being attached hereto as Exhibit A, are hereby approved, and the factual findings contained therein are affirmed and adopted by the Sullivan County Commission.

2. That use of tax increment financing as described in the Volunteer Plaza Redevelopment Plan TIF Amendment for use in support of the project known as Project Stripe is hereby approved.

3. That the Sullivan County Mayor and Sullivan County Assessor are hereby authorized and empowered to negotiate and execute all such documents as may be reasonably required to implement this Plan.

4. That BH is hereby authorized and empowered to implement the Redevelopment Plan as amended, including the use of tax increment financing, on behalf of Sullivan County through the execution of a Redevelopment Agreement and other agreements deemed appropriate by BH.

5. This resolution is restricted solely to the Volunteer Plaza Redevelopment District and Project Stripe is not an approval or denial of any other Redevelopment Plan, Project or District.

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 the _____ day of _____ 20____ at or about the following time _____ by the following method:

Teresa Jacobs, County Clerk

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____

Mayor, Sullivan County

CONTINUED

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

Richard S. Venable, Mayor, Sullivan County

SPONSOR: Commissioner David Akard

COSPONSORS: Commissioner Cheryl Harvey; Commissioner Barry Hopper; Commissioner Andrew Cross

ACTIONS: 05/14/26 (Work Session) To be considered on Waiver of Rules at Regular Session on 05/21/26.

EXHIBIT A**VOLUNTEER PLAZA REDEVELOPMENT DISTRICT****PROJECT STRIPE****TAX INCREMENT FINANCING AMENDMENT**

Tax-increment financing (“TIF”) is a redevelopment tool to be administered by housing and redevelopment authorities codified at Tenn. Code Ann. §§13-20-204 and 205, et. seq. The purpose of TIF is to provide an economic stimulus for blighted property in need of redevelopment. Upon adoption of this Amendment, TIF may be utilized to finance eligible redevelopment costs for a redevelopment project which includes a new retail grocery store and related amenities known as Project Stripe (“Project Stripe”) to be located within the existing Volunteer Plaza Redevelopment District subject to the provisions of this Amendment. The TIF shall be administered as follows:

A. District History.

The Volunteer Plaza Redevelopment District was designated as a Redevelopment District by Bristol Housing (“BH”) in 2005. The Redevelopment District contains approximately 11.49 acres including the necessary right-of-way for the streets included in the District. The Volunteer Plaza Redevelopment District includes approximately five tax parcels. Redevelopment of the Project Stripe area is critical to complete the transformation of the entire Redevelopment District. The Volunteer Plaza Redevelopment District is shown on the map attached as Exhibit One (“Redevelopment District”). The Project Stripe Area of the Volunteer Plaza Redevelopment District is shown on the map attached as Exhibit Two (“Project Area”).

The commercial areas of the Redevelopment District are primarily located along or near Volunteer Parkway and Bluff City Highway and is generally characterized by retail and commercial properties. The Redevelopment District includes both standard and sub-standard properties for consideration. However, many of the structures are economically obsolete and physically deteriorated while other buildings have been demolished but debris and obsolete infrastructure, utilities, and asphalt remain on the Project Property and must be removed in order to develop the Project. The Project Property also consists of challenging topography which requires extensive grade and site work including the construction of a substantial retaining wall. The District also contains a high rate of vacant buildings; the overall state of repair of these buildings creates a condition that could be dangerous to the persons and property within the District and projects a negative image of the City.

The Project Area itself contains building debris, obsolete asphalt, utilities and infrastructure which must be removed and disposed of. The overall condition of the Project Area constitutes a deleterious land use which negatively impacts the safety and welfare of the neighboring areas. Delay of the redevelopment of this site will continue to have a blighting influence on the adjacent commercial areas. The existing blight within the Project Area would be eliminated by implementation of the proposed Redevelopment Project. The presence of a new retail grocery store in the Project Area will increase economic activity in and around the Redevelopment District and provide a new source of fresh food to area residents.

Based on the foregoing circumstances and conditions, the Board of Commissioners of BH has determined that the District is blighted as defined by TCA 13-20-201 et seq. The District experiences the following conditions:

1. Dilapidated and underutilized property.
2. Deleterious land use.
3. Blighting effect of the continued dilapidation and deterioration of the property and impact to the surrounding properties including increased crime in the Redevelopment District

It is recommended that the project be redeveloped, rehabilitated and/or renovated in order to correct such blighted and deteriorated conditions.

B. District Zoning and Land Use.

The redevelopment of the District shall comply with the Zoning Ordinances and building codes as well as other applicable rules, laws, ordinances, codes and regulations of the City. BH shall also review the Plan and any redevelopment projects within the District with appropriate City agencies and officials to ensure that the Plan and the proposed redevelopment activities conform with local objectives relating to appropriate land uses, improved traffic flow, public transportation, public utilities, recreation and community facilities and other public improvements and needs. For a more complete description of the requirements and restrictions of the Zoning Ordinances of the City, reference should be made to the Ordinances themselves. This property is currently zoned B-3 by the City of Bristol.

The City and BH will cooperate in the planning and construction of improvements to the streets, roadways, sidewalks, curbs and gutters, lighting, landscaping and traffic signalization and control.

C. Estimated Cost of the Project.

The total estimated costs of all the proposed improvements to be made by Godsey Leasing Co., LLC (the "Developer") and its tenant for Project Stripe is \$ 5,460,756.00. The proposed improvements by the Developer include demolition and removal of existing dilapidated infrastructure, asphalt and debris, grading, installation of storm water and utilities, construction of parking areas, engineering and construction of a very substantial retaining wall, construction of an approximately 19,361 square foot grocery store, installation of landscaping, lighting and other related amenities (the "Redevelopment Project").

BH will be paid an annual administration fee equal to five percent of the total annual tax increment revenue received by BH. The Project will be located upon an approximately 2.6 acre portion of the following single tax parcel: Sullivan County Control Map 37K, Group A, Parcels 036.00 which is the only tax parcel within the Project Area. The Project shall be assessed as a new separate tax parcel. The TIF shall be limited to eligible expenditures for the Redevelopment Project within the Project Area.

D. Sources of Revenue to Finance the Cost of the Project.

The primary sources of revenue to pay for the Redevelopment Project are Developer and tenant investment of \$ 4,960,756.00 and tax increment based debt (to be issued by the BH in the form of bonds, notes, or other indebtedness) in an amount not to exceed \$ 500,000.00, but in no event in an amount to exceed the estimated amount of debt that can be amortized over a twenty (20) year increment period which is hereby authorized by City of Bristol (the "City") and Sullivan County, Tennessee (the "County"). Current projections suggest that the tax increment from the proposed improvements within the Project Area will be sufficient to retire this amount of indebtedness within a twenty (20) year amortization period for both the City and the County.

The total current property tax assessment for the Project Area (which contains no improvements) is \$ 361,413.00 (based on a pro-rata per acre calculation of land value for the entire 9.85 acre tax parcel) This results in current annual property tax payments to the City in the amount of \$6,668 and current annual property tax payments to the County in the amount of \$ 5,829. The Redevelopment Project would result in a total estimated assessed value for property within the Project Area of \$ 1,630,560 (based on a \$4,096,400 tax appraised value). Based on current tax rates, this would result in total estimated annual city taxes of \$ 30,083 and total estimated annual county taxes of \$ 26,299. Because Sullivan County has as of tax year 2025 dedicated \$0.205 of its \$ 1.6129 tax rate for repayment of indebtedness and the City of Bristol as of tax year 2025 has dedicated \$0.06 of its \$1.845 tax rate for repayment of indebtedness, that portion of the

increment, pursuant to Tenn. Code Ann. §§13-20-205 and 9-23-103, shall not be allocated as provided in Paragraph G below but shall be collected and paid to the respective taxing agency as all other property taxes are collected and paid. Thus, the estimated total available increment from Sullivan County taxes after the statutory debt service set aside is \$ 16,975. The estimated total available increment from City of Bristol taxes after statutory debt service set aside is \$21,522. Combined this creates an estimated total annual available tax increment after BH administrative fees of \$ 38,496. The combined new tax revenue above the current base as a result of this Project would be \$2,601 to the County and \$761 for the City. A detailed calculation of these estimated projections is attached hereto as Exhibit Three. The redevelopment of the Project Area will not occur to the degree proposed without the use of tax-increment financing.

E. Amount and the Final Maturity of Bonded or other Indebtedness to be Incurred.

The amortization period for any indebtedness backed by the tax-increment revenue generated within the Project Area shall be no more than twenty years. In any event, the final maturity date of all indebtedness issued pursuant to this Amendment shall be on or before May 15, 2049. Upon retirement of all bonds, loans, or other indebtedness incurred and payable from tax-increment funds, or at such time as monies on deposit in the tax-increment fund or funds are sufficient for such purpose, all property taxes resulting from the incremental development of the project shall be retained by the appropriate taxing agency for disbursement according to law.

F. Impact of the Tax-Increment Financing Provisions Upon Taxing Agencies.

The total assessment of the City of Bristol's property tax base for the 2025 tax year is approximately \$1,201,200,512. The total assessment of Sullivan County's property tax base for the 2023 tax year is approximately \$3,726,932,850. The current assessment of the Project Area represents 0.03% of the City of Bristol's property tax base and 0.0097 % of the Sullivan County property tax base. The estimated assessment of the Proposed Improvements would represent 0.13% of the current City of Bristol tax base and 0.0437 % of the current Sullivan County tax base. Based on these small percentages, the City and the County (the two taxing agencies affected by this Redevelopment Project) will not be substantially impacted financially by this tax-increment financing provision.

The construction, development and long-term operation of the Redevelopment Project will result in additional economic activity within the Redevelopment District. It is estimated approximately 12-18 permanent jobs will result upon the opening of the Project and will result in significant annual taxable sales all of which results in significant local taxes and other revenue for local governments. While all these numbers rely on certain assumptions and projections, the end result of the Redevelopment Project is that the City and County will receive a substantial economic boost.

G. Division of Property Taxes.

Upon written notice to the City and County from BH of the tax year that the allocation period shall begin (but in no event beyond the tax year 2029), the taxes levied and collected over the Project Area shall be collected by the appropriate taxing authorities in the same manner as provided by law, except that said taxes shall be divided as follows:

1. The portion of the taxes which would be produced by the rate at which the tax is levied each year by each taxing agency, upon the assessed value of such property within the Project Area as of the 2025 tax year (which is the year prior to approval of this TIF amendment) (“Base Assessment”), shall be allocated to, and when collected, shall be paid to, the respective taxing agencies as taxes levied by such taxing agencies on all other property are paid; provided, that in any year in which taxes of the Project Area are less than the Base Assessment and the Dedicated Taxes, there shall be allocated and paid to those respective taxing agencies only those taxes actually imposed and collected; and provided further, that, in any year or years in which the Base Assessment would be diminished solely due to a rate reduction under Title 67, Chapter 5, Part 17, of the Tennessee Code, the Base Assessment shall nevertheless be established at the amount originally determined.

2. Subject to the restraints herein and applicable law, all the taxes levied in each year in excess of the Base Assessment and Dedicated Taxes shall be allocated to and, when collected, shall be paid into a special fund or funds of BH to pay the administration fee and to pay the principal of and interest on any bonds, loans or other indebtedness incurred or to be incurred by BH to finance or refinance, in whole or in part, eligible redevelopment expenses of the Redevelopment Project contemplated by the Redevelopment Plan, and such other expenses as may be allowed by law.

3. Upon retirement of all bonds, loans or other indebtedness incurred by BH and payable from such special fund or funds, or at such time as monies on deposit in such special fund or funds are sufficient for such purpose, all taxes levied each year in excess of the Base Assessment and Dedicated Taxes shall, when collected, be paid to the respective taxing agencies as taxes levied by such taxing agencies on all other property are paid, and BH shall give notice to all affected taxing agencies of such retirement. Excess taxes beyond amounts necessary to fund or reserve for eligible expenditures may be applied to principal and interest of debt incurred to finance such eligible expenditures or shall revert to the taxing agencies general fund. In any event, the division of property taxes required by this document shall not continue for any tax year beyond 2048.

H. Property Tax Assessments and Collection.

1. The appropriate assessor shall, in each year during the period in which taxes are to be allocated to BH pursuant to Paragraph G, compute and certify the net amount, if any, by which the current assessed value of all taxable property located within the Project Area which is subject to taxation by the particular taxing agency exceeds the base assessment. The net amount of any such increase is referred to in this subdivision as the incremental value for that particular year.

2. In any year in which there exists a tax increment to be allocated to BH, the appropriate assessor shall exclude it from the assessed value upon which the appropriate assessor computes the tax rates for taxes levied that year by the taxing agency. However, the assessor shall extend the aggregate tax rate of such taxes against the Base Assessment and the incremental value and shall apply the taxes collected there from as provided herein.

3. If in any year property comprising a portion of the Project Area shall be removed from the tax rolls of a taxing agency, the Base Assessment for the Project Area shall be reduced by the amount of the Base Assessment allocable to the property so removed for each subsequent year in which taxes are to be allocated to a particular authority pursuant to the above provisions.

I. Documentation for Assessor's Office.

Upon approval of this Amendment, BH shall transmit to the assessor of property and the chief financial officer for each taxing agency affected, a copy of the description of all land within the Project Area (including tax parcel numbers), the date or dates of the approval of the redevelopment plan or amendment thereto, a copy of the resolution approving the redevelopment plan or approving an Amendment thereto, a map or plat indicating the boundaries of such property and the Base Assessment with respect to the Project Area, and taxes shall thereafter, when collected, be allocated and paid in the manner provided herein.

J. Excluded Taxes.

Notwithstanding anything to the contrary in this section, taxes levied upon property subject to tax-increment financing provisions by any taxing agency for the payment of principal of and interest on all bonds, loans or other indebtedness of such taxing agency, and taxes levied by or for the benefit of the State of Tennessee (herein "Dedicated Taxes"), shall not be subject to allocation as provided in Paragraph G but

shall be levied against the property and, when collected, paid to such taxing agency as taxes levied by such taxing agency on all other property are paid and collected.

K. Interpretation.

This tax-increment financing amendment is being proposed pursuant to *Tenn. Code Ann. § 13-20-201, et. seq.* and *Tenn. Code Ann. § 9-23-101, et. seq.* and all relevant provisions are hereby incorporated herein by reference. All provisions of this Amendment shall be construed in a manner consistent with said Code sections.

L. Conditions of Tax Increment.

BH shall enter into a redevelopment agreement with Developer which requires Developer to pursue and complete the Redevelopment Project in a diligent manner, and in accordance with plans and specifications approved by BH including provisions that obligate the Developer to construct or cause the construction of the Project as set forth in this plan. The redevelopment agreement to be entered into between BH and Developer shall contain such terms as BH believes reasonably necessary to accomplish this purpose.

EXHIBIT ONE

MAP OF VOLUNTEER PLAZA REDVELOPMENT DISTRICT



EXHIBIT TWO

MAP OF VOLUNTEER PLAZA REDVELOPMENT DISTRICT

PROJECT STRIPE AREA

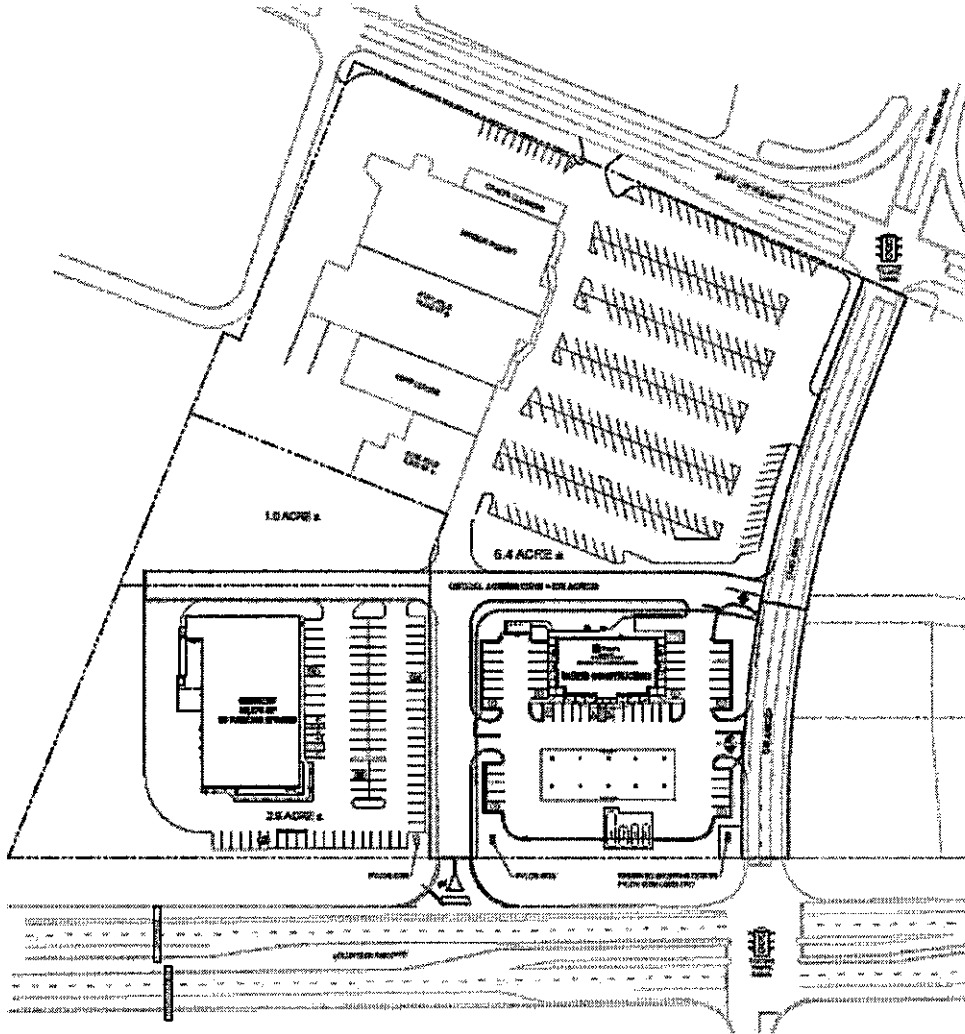


EXHIBIT THREE

TIF ESTIMATE
PROJECT STRIPE AREA

tenant

Total Original Assessed Base Value	\$361,413.00
County Tax Rate	1.6129
City Tax Rate	1.845
Total New Assessed Value	\$1,630,560.00
County Debt Service Rate	.205
City Debt Service Rate	.06
Total County Taxes	\$26,299.30
Base County Taxes	\$5,829.23
County Increment	\$20,470.07
County Debt Service Set Aside	\$2,601.75
Available County Increment after Debt Service	\$17,868.32
County Increment after 0% Holdback	\$17,868.32
County Increment after Admin Fee	\$16,974.90
Total City Taxes	\$30,083.83
Base City Taxes	\$6,668.07
Proposed City Increment	\$23,415.76
City Debt Service Set Aside	\$761.49
Available City Increment after Debt Service	\$22,654.27
City Increment after 0% Holdback	\$22,654.27
City Increment after Admin Fee	\$21,521.56
Total City and County Increment available for Debt Service	\$38,496.46

Sullivan County
Board of County Commissioners
246th Annual Session

Item 11
Resolution No. 2026-05-11

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of May 2026.

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH THE CITY OF BRISTOL, TENNESSEE AS LEAD ENTITY FOR THE NORTHEAST TENNESSEE/VIRGINIA HOME CONSORTIUM

WHEREAS, Sullivan County is a participating member of the Northeast Tennessee/Virginia HOME Consortium; and

WHEREAS, the participating members are required by the Department of Housing and Urban Development to enter into an agreement as sub-recipient to the Lead Entity of a HOME Consortium; and

WHEREAS, the County wishes to implement the activities described in the Consortium's most recent Consolidated Plan as approved by the Department of Housing and Urban Development.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNTY COMMISSIONERS AS FOLLOWS:

SECTION I. That the Mayor, is authorized to execute, in a form approved by the County Attorney, the 2026 Agreement with the City of Bristol, TN as Lead Entity for the Northeast Tennessee/Virginia HOME Consortium.

SECTION II. That this resolution shall take effect from and after its adoption, the public welfare requiring it. All resolutions in conflict here with be and the same rescinded insofar as such conflict exists.

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 21st day of May 2026.

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

ATTEST: _____
Teresa Jacobs, County Clerk, Sullivan County

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

Teresa Jacobs, County Clerk, Sullivan County

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: _____.

Richard S. Venable, Mayor, Sullivan County

Sponsor: Commissioner Cheryl Harvey

Cosponsors: Commissioner David Akard; Commissioner Barry Hopper; Commissioner Andrew Cross

ACTIONS: 05/14/26 (Work Session) To be placed on Consent at Regular Session on 05/21/26.

SULLIVAN COUNTY

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

Item 12
Resolution No. 2026-05-12

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of May 2026.

A RESOLUTION TO APPROPRIATE \$177,043 FROM THE OPIOID SETTLEMENT FUND TO THE SULLIVAN COUNTY SHERIFF'S OFFICE'S MEDICAL DIVISION MENTAL HEALTH PROGRAM.

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

WHEREAS, the Sullivan County Opioid Advisory Committee received and reviewed a request from the program for \$177,043 in funding; and

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

THEREFORE, NOW BE IT RESOLVED the Board of Commissioners of Sullivan County, Tennessee, meeting in regular session, approves appropriation of \$177,043 from the county's Opioid Settlement Fund account to the SCSO's Medical Division Mental Health Program.

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

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 the _____ day of _____ 20____ at or about the following time _____ by the following method: _____.

Teresa Jacobs, County Clerk

CONTINUED

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____

Mayor, Sullivan County

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

Richard S. Venable, Mayor, Sullivan County

SPONSOR: Commissioner Travis Ward

COSPONSORS: Commissioner Jessica Means, Commissioner Cross, everyone voting in the affirmative.

ACTIONS: 05/14/26 (Work Session) To be considered on Waiver of Rules at Regular Session on
05/21/26.

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 13
Resolution No. 2026-05-13

To the Honorable Richard S. Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of May 2026.

A RESOLUTION TO APPROPRIATE \$216,611.92 FROM THE OPIOID SETTLEMENT FUND TO THE SULLIVAN COUNTY SHERIFF'S OFFICE'S CO-RESPONDERS PROGRAM.

Whereas, the Co-Responders Program of the Sullivan County Sheriff's Office provides vital support and services in the county's ongoing struggle to fight the financial and human costs caused by drug addiction on our community; and

WHEREAS, the Sullivan County Opioid Advisory Committee received and reviewed a request from the program for \$216,611.92 in funding; and

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

THEREFORE, NOW BE IT RESOLVED the Board of Commissioners of Sullivan County, Tennessee, meeting in regular session, approves appropriation of \$216,611.92 from the county's Opioid Settlement Fund account to the SCSO's Co-Responders Program.

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

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 the _____ day of _____ 20____ at or about the following time _____ by the following method: _____.

Teresa Jacobs, County Clerk

CONTINUED

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____

Mayor, Sullivan County

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

Richard S. Venable, Mayor, Sullivan County

SPONSOR: Commissioner Joe Carr

COSPONSORS: Commissioner Travis Ward, Commissioner Means, everyone voting in the affirmative.

ACTIONS: 05/14/26 (Work Session) To be considered on Waiver of Rules at Regular Session on 05/21/26.

Sullivan County



AND THEREUPON COUNTY COMMISSION ADJOURNED AT 8:15 P.M. UPON MOTION MADE BY COMMISSIONER COLE TO MEET AGAIN IN REGULAR SESSION ON MAY 21, 2026.



JOHN T. GARDNER

COMMISSION CHAIRMAN