

COUNTY COMMISSION-WORK SESSION

JULY 9, 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, JULY 9, 2026, AT 6:00 P.M. IN BLOUNTVILLE, TENNESSEE. PRESENT AND PRESIDING WERE CHAIRMAN JOHN GARDNER AND TERESA JACOBS, COUNTY CLERK OF SAID BOARD OF COMMISSIONERS,

TO WIT:

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

COMMISSIONERS PRESENT AND ANSWERING ROLL WERE AS FOLLOWS:

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

19 PRESENT, 5 ABSENT

ABSENT AT ROLL CALL: AKARD, HAYES, HORNE,
MCMURRAY, STIDHAM

NOTE: AKARD IN AT 6:07 PM

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

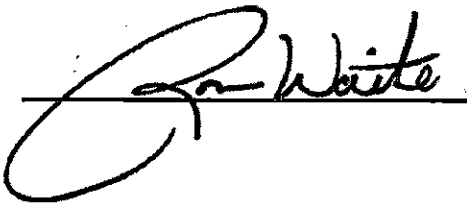
**Affidavit of Publication
TIMES NEWS**

701 Lynn Garden Drive • Kingsport
County of Sullivan, State of Tennessee

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

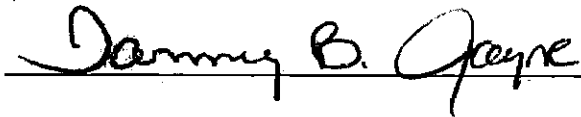
Publication Dates: 07/02/2026

Ad#: 15589

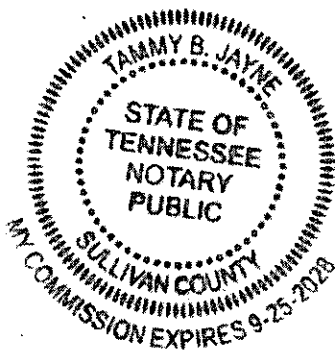


Ron Waite

Signed and sworn to before me
on 07/02/2026



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



**PUBLIC NOTICE OF MEETINGS OF THE BOARD OF
COMMISSIONERS OF SULLIVAN COUNTY, TENNESSEE
FOR THE MONTH OF JULY 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 July 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, July 9, 2026, and the monthly Regular Session will commence at the hour of 6:00 p.m. on Thursday evening, July 16, 2026. Any person wishing to provide public comment at such meetings shall sign up on the provided sign up sheet prior to the start of the meeting.

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

Teresa Jacobs
Sullivan County Clerk

PUB1T: 7/2/26

0221

Agenda subject voting report

Meeting name

Sullivan County Work Session July 9 2026

7/9/2026

4 Roll Call by Teresa Jacobs, County Clerk
Roll Call

Description

Roll Call

0222

Chairman

Gardner, John

Total vote result

Voting start time 6:01:30 PM
Voting stop time 6:02:22 PM
Voting configuration Roll Call - Attendances
Voting mode Open
Vote result

Present	19
Total Present	19
Total Seats	28
Absent	5

Group voting result

Group	Yes	Absent
No group	19	0
Total result	19	5

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
July 9, 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. 2026-07-01

Sponsors: Calton/Hayes

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

Case 1) Wade & Donna Hughes, 4880 Bristol Highway, Piney Flats, R-1 to B-4, for the purpose of operating a contractor's laydown yard. 5th Commission District.

Public Hearing on Case #1/Hughes

Vote on Case #1/Hughes

WORK SESSION

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

Sullivan County

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

Item 1

Resolution No. 2026-07-01

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 9th day of July 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 9th day of July 2026.

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

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

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

Teresa Jacobs
County Clerk, Sullivan County

CONTINUED

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County:



Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____

Mayor, Sullivan County

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

Mayor, Sullivan County**Introduced by: Commissioner Darlene Calton****Seconded by: Commissioner David Hayes****ACTIONS: 07/09/26 (Work Session) Approved 19 Yes, 5 Absent**

Agenda subject voting report

Meeting name

Sullivan County Work Session July 9 2026

7/9/2026

6 Item 1 Resolution No. 2026-07-01 Sponsors: Calton/Hayes

0226

Description

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

Chairman

Gardner, John

Total vote result

Voting start time 6:02:55 PM
Voting stop time 6:03:21 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	19
Abstain	0
No	0
Total Present	19
Absent	5

Group voting result

Group	Yes	Absent
No group	19	0
Total result	19	5

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 July 9 2026

7/9/2026

7 Case 1
Vote

0227

Description

Case 1) Wade & Donna Hughes, 4880 Bristol Highway, Piney Flats, R-1 to B-4, for the purpose of operating a contractor's laydown yard.
5th Commission District.

Public Hearing on Case #1/Hughes

Vote on Case #1/Hughes

Chairman

Gardner, John

Total vote result

Voting start time 6:09:07 PM
Voting stop time 6:09:33 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	20
Abstain	0
No	0
Total Present	20
Absent	4

Group voting result

Group	Yes	Absent
No group	20	0
Total result	20	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			

Agenda subject voting report

0228

Meeting name

Sullivan County Work Session July 9 2026

7/9/2026

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

Jul 9, 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 Seconded by: Hayes

[illegible]

Case #1

R-1to B-4

**R-1 (Low Density/Single-Family Residential District) to B-4
(Arterial Business Service District) for the purpose of
operating a contractor's laydown yard.**

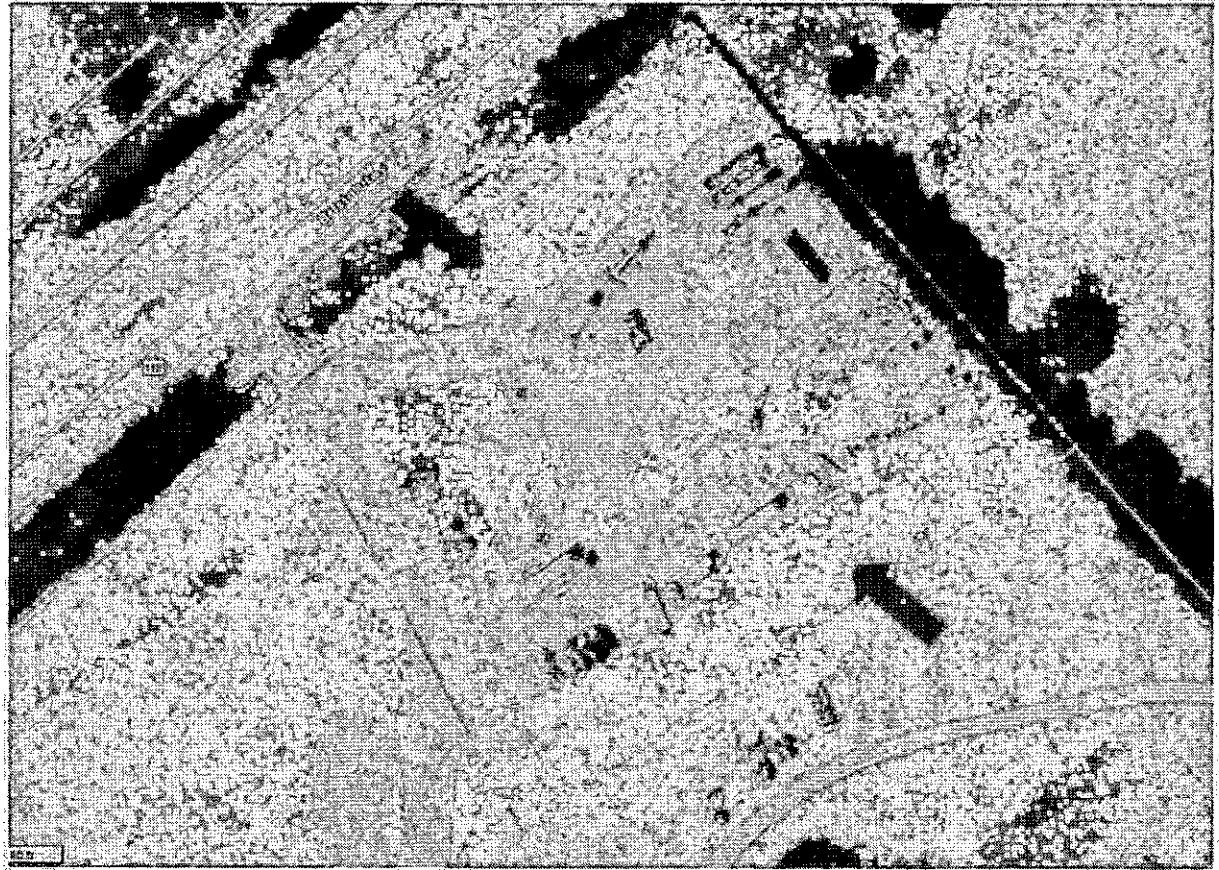
Tax Map 134, Parcel 034.30

for Wade and Donna Hughes

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

4880 Bristol Highway, Piney Flats

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



Agenda subject voting report

Meeting name

Sullivan County Work Session July 9 2026

7/9/2026

7 Case 1
Vote

0231

Description

Case 1) Wade & Donna Hughes, 4880 Bristol Highway, Piney Flats, R-1 to B-4, for the purpose of operating a contractor's laydown yard.
5th Commission District.

Public Hearing on Case #1/Hughes

Vote on Case #1/Hughes

Chairman

Gardner, John

Total vote result

Voting start time 6:09:07 PM
Voting stop time 6:09:33 PM
Voting configuration Vote
Voting mode Open
Vote result

Yes	20
Abstain	0
No	0
Total Present	20
Absent	4

Group voting result

Group	Yes	Absent
No group	20	0
Total result	20	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			

Agenda subject voting report

0232

Meeting name

Sullivan County Work Session July 9 2026

7/9/2026

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

F1. Rezoning Request from Wade and Donna Hughes for R-1 to B-4 – TBD Bristol Hwy, Bluff City, TN 37618

FINDINGS OF FACT –

Landowner:	Wade & Donna Hughes
Applicants:	Same
Representative:	Same
Location:	TBD Bristol Hwy, Piney Flats, TN 37618
Mailing Address of Owners:	1144 N. Austin Springs Drive, Piney Flats, TN 37618
Civil district:	09
Parcel ID:	Tax Map 134 Parcel 034.30
Subdivision of Record:	Lot 1 Hughes Property
PC1101 Growth Boundary:	Sullivan County Rural Area
Airport Overlay Zone:	No
Existing Land Use of Lot:	Residential / Vacant- Laydown Yard
Utility District:	Johnson City
Public Sewer:	No
Flood Plain:	None
Existing Zoning:	R-1
Surrounding Zoning:	R-1/A-1/PBD-3/R-3B/PBD/SC
Surrounding Land Uses:	Commercial/Manufacturing/Residential
2006 Land Use Plan:	Single-Family Residential
Lot/Tract Acreage:	5 Acres
Neighborhood Opposition:	

Staff Field Notes and Findings of Facts:

- The applicant has requested rezoning from R-1 to B-4 to conduct a construction laydown yard/storage
- 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 a large agricultural tract, along with smaller tracts of residential.
- There is currently already being used as a construction laydown yard/ storage on portion of the parcel that is being requested for commercial rezoning.
- The laydown yard is going to be utilized for the storage and staging of equipment, vehicles, materials and supplies.
- The proposed parcel is located in proximity to an interchange/intersection ramp, providing direct access to the regional transportation network.
- Given the commercial nature of the highway corridor and the surrounding commercial properties, staff recommends in favor of the rezoning request.

Meeting Notes at Planning Commission:

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 5/11/26

Property Owner: Wade & Donna Hughes
 Address: 1144 N. Austin Springs Drive Piney Flats, TN 37686
 Phone number: 423-208-5352 Email: dustin@grassycreakconstruction.com

Property Identification

Tax Map: 134 Group: Parcel: 034.30
 Zoning Map: 26 Zoning District: R-1 Proposed District: B-4 Civil District: 9th
 Property Location: 4880 Bristol Hwy Piney Flats, TN 37686 Commission District: 5
 Purpose of Rezoning: Storage for heavy equipment, trailers & to construct a mobile shop building

Meetings

Planning Commission: Sullivan County Planning Commission
 Place: Historic Courthouse 2nd Floor Commission 3411 Hwy 126 Blountville, TN
 Date: June 16 2026 Time: 6:00 P.M.
 Approved: _____ Denied: _____

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126, Blountville TN
 Date: July 9 2026 Time: 6:00 PM
 Approved: ✓ APPROVED 20 YES, 4 ABSENT Denied: _____

pd at \$203#
 #41701

DEED RESTRICTIONS

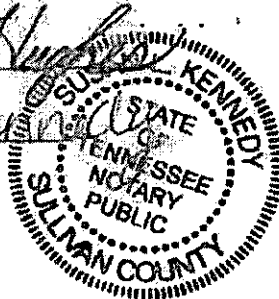
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: Donna Hughes

Date: 5/11/26

Notary Public: Swan D. Kennedy

My Commission Expires: 02-21-29



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

Sullivan (082)

Tax Year 2026 | Reappraisal 2025

Jan 1 Owner

HUGHES CHRISTOPHER WADE &
DONNA MARIE TRUSTEES
1144 N AUSTIN SPRINGS RD
PINEY FLATS TN 37686

Current Owner

BRISTOL HWY 4638

Ctrl Map: 134 Group: Parcel: 034.20 Pl: SI: 000

Value Information

Land Market Value: \$345,900
Improvement Value: \$890,000
Total Market Appraisal: \$1,235,900

Land Use Value: \$138,700
Improvement Value: \$890,000
Total Use Appraisal: \$1,028,700
Assessment Percentage: 25%
Assessment: \$257,175

Additional Information

General Information

Class: 11 - Agricultural
City #: Special Service District 1: 000
District: 09
Number of Buildings: 2
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL
Utilities - Gas/Gas Type: 00 - NONE

City: Special Service District 2: 000
Neighborhood: P01
Number of Mobile Homes:
Utilities - Electricity: 01 - PUBLIC
Zoning:

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

Commercial Building #: 1

Improvement Type:
24 - REC/BOWLING
Quality:
1 - AVERAGE
Foundation:
02 - CONTINUOUS FOOTING
Roof Framing:
02 - GABLE/HIP
Cabinet/Millwork:
03 - AVERAGE
Interior Finish:
07 - DRYWALL
Bath Tiles:
00 - NONE
Shape:
02 - L-SHAPED
Heat and AC:
07 - HVAC SPLIT
Building Sketch

Actual Year Built:
2020
Business Living Area:
8600
Floor System:
01 - SLAB ON GRADE
Roof Cover/Deck:
13 - PREFIN METAL CRIMPED
Floor Finish:
01 - CONCRETE FINISH
Paint/Decor:
03 - AVERAGE
Electrical:
03 - AVERAGE
Structural Frame:
00 - NONE
Plumbing Fixtures:
12
Interior/Exterior Areas

Type	Square Feet	Exterior Wall
24 - REC/BOWLING	6,000	04 - SIDING AVERAGE
24 - REC/BOWLING	2,600	04 - SIDING AVERAGE

Commercial Features

Type	Units
UTU - UTILITY UNFINISHED	3361 X 1
CAW - CANOPY	1200 X 1
OPF - OPEN PORCH FINISHED	400 X 1
CAN - CANOPY	60 X 1
CAN - CANOPY	20 X 1
HAC - HEATING AND COOLING	8600 X 1
CAN - CANOPY	20 X 1

Residential Building #: 2**Improvement Type:**

01 - SINGLE FAMILY

Exterior Wall:

04 - SIDING AVERAGE

Heat and AC:

3 - RADIANT HEAT

Quality:

1 - AVERAGE

Square Feet of Living Area:

1248

Foundation:

02 - CONTINUOUS FOOTING

Roof Framing:

02 - GABLE/HIP

Cabinet/Millwork:

02 - BELOW AVG

Interior Finish:

07 - DRYWALL

Bath Tiles:

00 - NONE

Shape:

01 - RECTANGLE

Building Sketch

02

Stories:

1.00

Actual Year Built:

1981.

Plumbing Fixtures:

6

Condition:

AV - AVERAGE

Floor System:

04 - WOOD W/ SUB FLOOR

Roof Cover/Deck:

03 - COMPOSITION SHINGLE

Floor Finish:

11 - CARPET COMBINATION

Paint/Decor:

03 - AVERAGE

Electrical:

03 - AVERAGE

Structural Frame:

00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	1,248
OPF - OPEN PORCH FINISHED	30
OPF - OPEN PORCH FINISHED	128

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	SHD - SHED	12X64	768
1	OHS - OLD HOUSE	30X36	1,080
1	CNC - CONCRETE PAVING	IRR	6,605

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
9/3/2025	\$0	3666	29		GB - GREENBELT APPLICATION	-
2/28/2025	\$0	3641	315		QC - QUITCLAIM DEED	-
12/3/2019	\$0	3360	2030		GB - GREENBELT APPLICATION	-
9/30/2019	\$820,000	3362	1163	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/21/2016	\$0	3187	725		-	-

Land Information

Deed Acres: 25.64

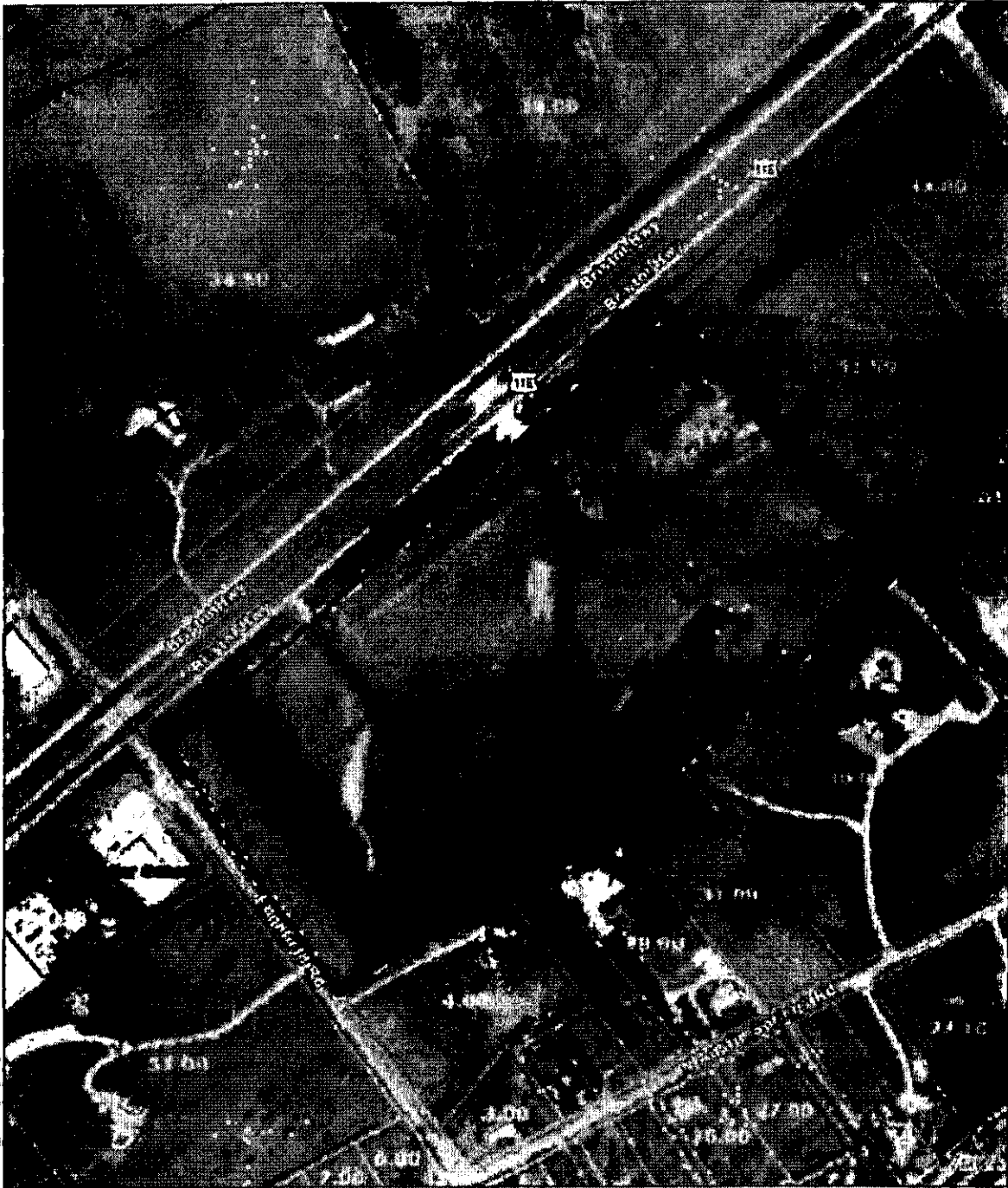
Calculated Acres:

Total Land Units: 26.64

Land Code	Soil Class	Units
46 - ROTATION	A	23.56
62 - WOODLAND 2	A	1.08
04 - IMP SITE		0.50
04 - IMP SITE		0.50

Sullivan County - Parcel: 134 034.20

0233



Date: May 14, 2028

County: SULLIVAN
Owner: HUGHES CHRISTOPHER WADE & DONNA MARIE TRUSTEES
Address: BRISTOL HWY 4638
Parcel ID: 134 034.20
Deeded Acreage: 25.64
Calculated Acreage: 0
Vexcel Imagery Date: 2023

0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km
1:4,514
East Community Maps Contributors: City of Johnson City, TN, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, EarthGraph,
GeoTechnologies, Inc, METNUSA, USGS, EPA, NPS, US Census Bureau,
USDA, USFWS, State of Tennessee, Comptroller of the Treasury, Division of
Property Assessments (DPA)

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

Address Data Source:
 Sullivan County: 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.

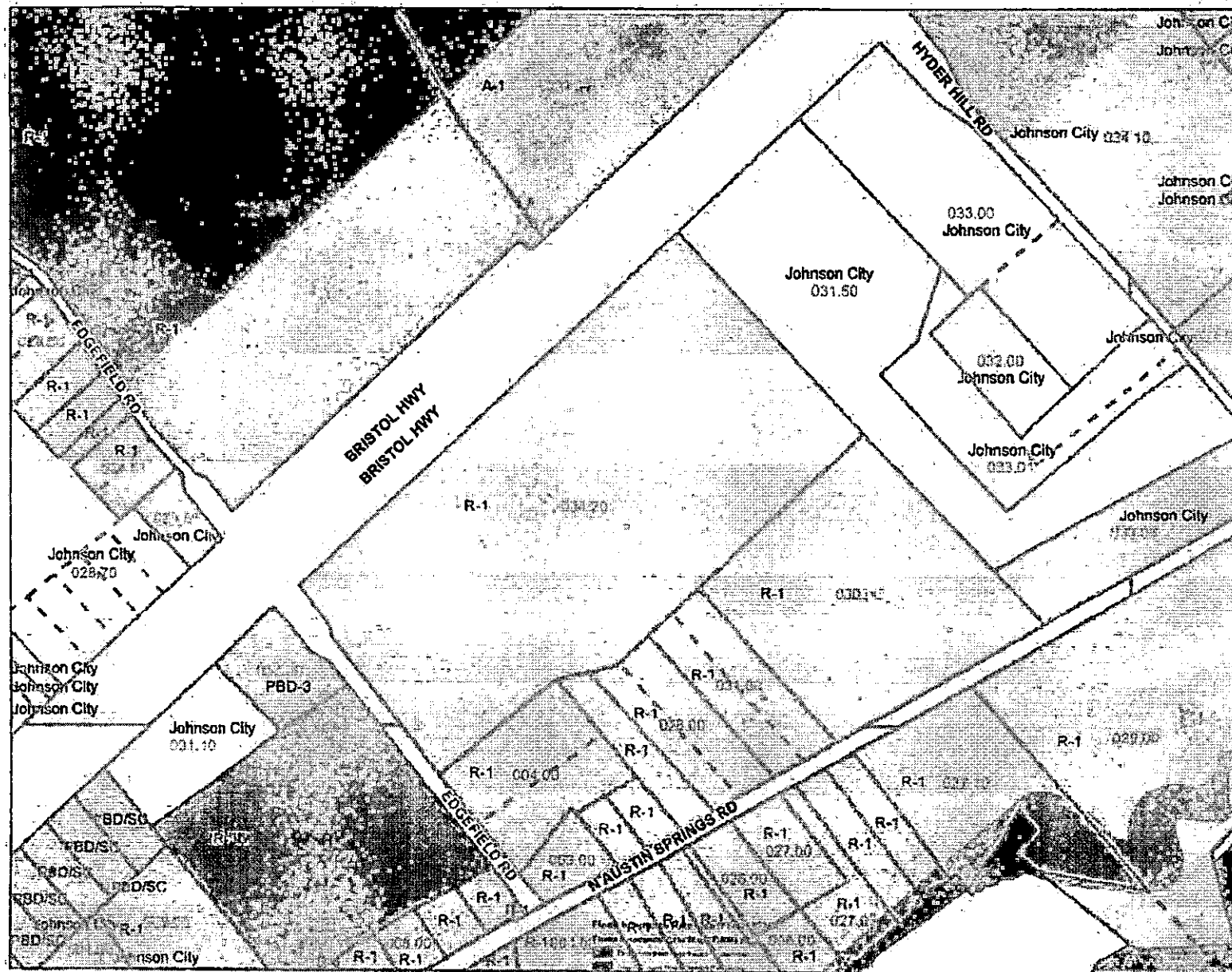
- ☒ County Line
- ☒ Lot Lines / Parcel Hooks
- ☒ Parcel Numbers

☒ Parcel Lines
Land Use Plan: 2006-2028

- ☒ Ag / Open Space
- ☒ Plan Corridor
- ☒ Comm
- ☒ Low Density Res
- ☒ High Density Res

Current Zoning

- ☒ A-1
- ☒ PBD-3
- ☒ PBD/SC
- ☒ R-1
- ☒ R-3B
- ☒ Water

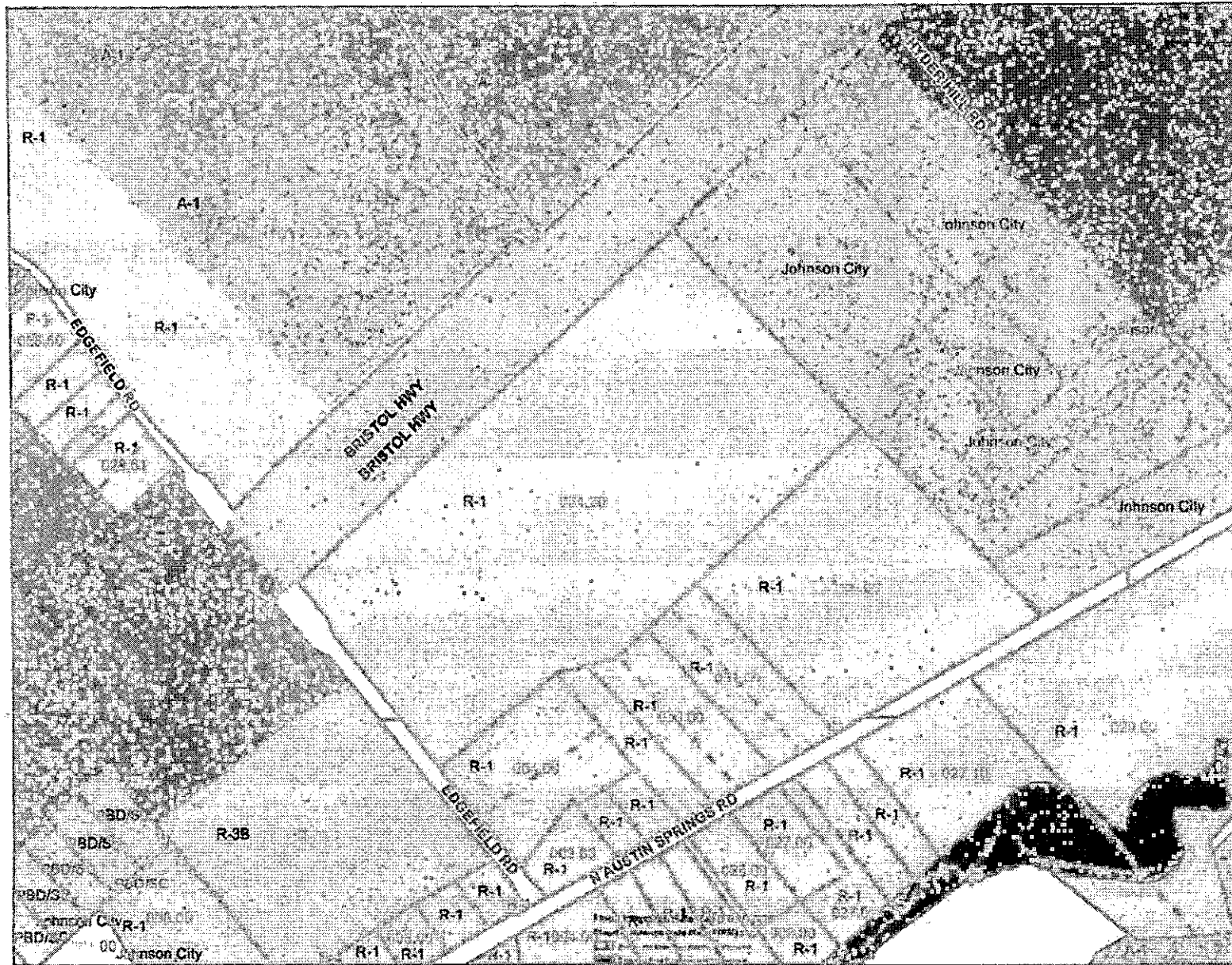


Sullivan County, TN
 Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2024 (Changes)
 Flood Insurance Rate Map (FIRM) 2024 (Changes)
 Zone A - No Base Flood Elevation Determined
 Zone AE - Base Flood Elevation Determined
 Zone X - 1% PCT One and a Half Percent Flood Hazard
 Zone X - 0.2% PCT One and a Half Percent Flood Hazard



0239



Address Data Source:
 Sullivan County: Sull Co 911
 Kingsport: Knt 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
- Johnson City Zoning**
 - B-4
 - PB
 - R-2
 - RP-2
 - RP-3
- Current Zoning**
 - A-1
 - FBD-3
 - FBD/SC
 - R-1
 - R-3B
 - Water

0243



Sullivan County, TN
 Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2024 (Changes)
 Flood Insurance Rate Map (FIRM) 2024
 Zone A - No Base Flood Elevation Determined
 Zone A1 - Base Flood Elevation Determined
 Zone A2 - 1% PCT Annual Chance Flood Hazard
 Floodway Areas in Zone A1



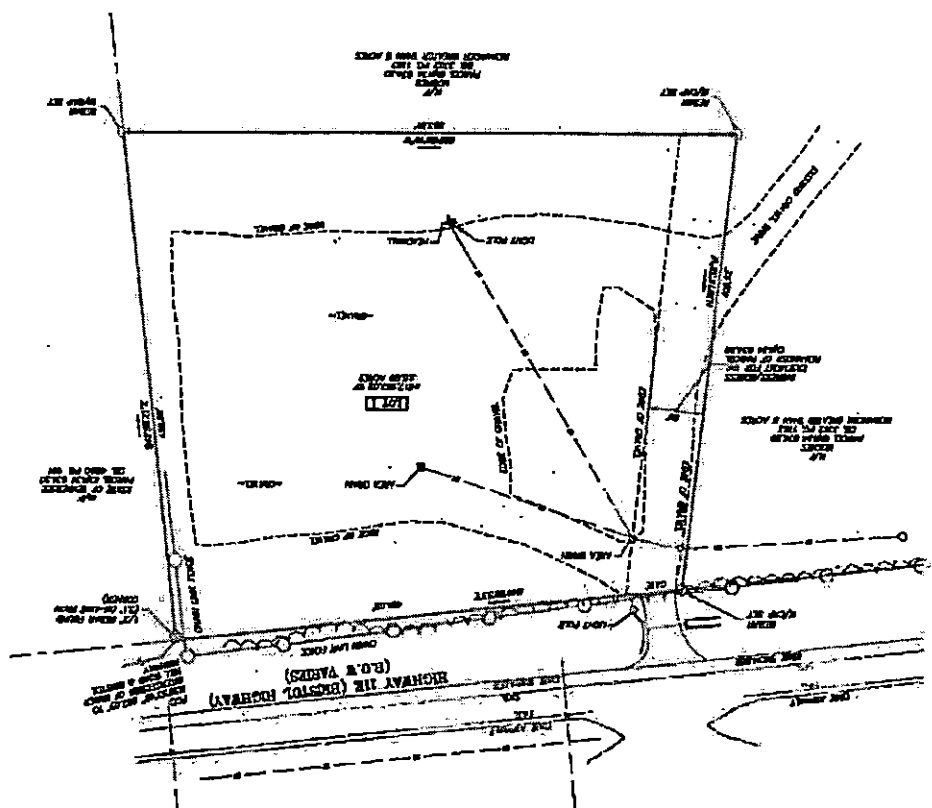
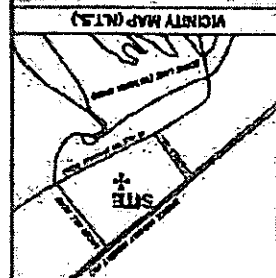
100% High
0.884

A horizontal graphic scale bar with markings for 0, 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10. The text "GRAPHIC SCALE" is printed below the bar.



LANDMARK ENGINEERS & SURVEYORS, LLC
CIVIL ENGINEERING
LAND SURVEYING
11000 Greenway Drive, Suite 100
Houston, TX 77055
Tel: 281.465.1100
Fax: 281.465.1101
www.landmark-engineers.com

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JAN 10 1964
U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535



[Handwritten signatures and initials]

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE
DATE 07-18-2019 BY SP-6 [illegible] / [illegible]
REASON FOR DECLASSIFICATION: 25X

Done 05/28/2026

LEWIS JAMIE B &
JONATHAN LEWIS
4605 BRISTOL HWY
PINEY FLATS TN 37686

BACHMAN JOHN MICHAEL ETAL
% JOHN BACHMAN INC
P.O. BOX 7214
BOULDER CO 80306

TENN STATE OF
505 DEADRICK STREET
NASHVILLE TN 37219

HODGE THOMAS R
818 HERB HODGE RD
PINEY FLATS TN 37686

CALDWELL MYRA JOAN MILLHORN &
JOSEPH M CALDWELL
1180 N AUSTIN SPRINGS RD
PINEY FLATS TN 37686

PEOPLES SUSAN MIRANDA &
EMILY PATRICIA PEOPLES
609 DOUGLAS DR
JOHNSON CITY TN 37604

STITT JOSEPH I & DEBORAH S
110 EDGEFIELD RD
PINEY FLATS TN 37686

FABBRI KENNETH & SHARON
145 EDGEFIELD RD
PINEY FLATS TN 37686-460

CHALKVILLE PROPERTIES LLC
2146 ROSWELL RD STE 108
MARIETTA GA 30062

S & S LLC
4545 BRISTOL HWY
PINEY FLATS TN 37686



Sullivan County, TN

NOTICE

THIS PROPERTY IS
BEING CONSIDERED
FOR RE-ZONING

423-323-6440

06/28/2020 13:14

**SULLIVAN COUNTY BOARD OF COMMISSIONERS
COUNTY COMMISSION – SPECIAL CALLED SESSION
NON-AGENDA PUBLIC COMMENT
July 9, 2026**

Name

Street Address

Email

1. Hannah Taylor

htaylor@sullivannc.org

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

Old Business

Item 1 Resolution No. 2026-04-02

Sponsors: Stidham/Gardner

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

Item 2 Resolution No. 2026-06-17

Sponsors: King/Calton

RESOLUTION SETTING THE TAX LEVY FOR THE SULLIVAN COUNTY, TENNESSEE, GENERAL PURPOSE SCHOOL FUND FOR THE YEAR BEGINNING JULY 1, 2026.

New Business

Item 3 Resolution 2026-07-02

Sponsors: Crosswhite/Calton

RESOLUTION TO SELL COUNTY OWNED DELINQUENT TAX PROPERTIES

Item 4 Resolution 2026-07-03

Sponsors: Vanover/Crosswhite

RESOLUTION TO SELL COUNTY OWNED DELINQUENT TAX PROPERTIES

Item 5 Resolution 2026-07-04

Sponsors: Gardner/Crosswhite

RESOLUTION TO SELL COUNTY OWNED DELINQUENT TAX PROPERTIES

Item 6 Resolution 2026-07-05

Sponsors: Vanover/Crosswhite

RESOLUTION TO AMEND THE GENERAL PURPOSE SCHOOL FUND BUDGET BY APPROPRIATING ROLLOVER AND NEW GRANT FUNDS FOR THE GEAR UP GRANT FROM EAST TENNESSEE STATE UNIVERSITY (ETSU)

Item 7 Resolution 2026-07-06

Sponsors: Crosswhite/King

RESOLUTION TO APPROPRIATE UP TO \$100,000 OF SULLIVAN COUNTY OCCUPANCY TAX REVENUES TO FUND NECESSARY REPAIRS TO VITAL, COUNTY-OWNED HISTORIC STRUCTURES AND SITES IN HISTORIC BLOUNTVILLE

Item 8 Resolution 2026-07-07

Sponsors: Harvey/Stidham

RESOLUTION TO MAKE A ONE-TIME CONTRIBUTION OF \$50,000 TO SECOND HARVEST FOOD BANK OF NORTHEAST TENNESSEE TO HELP FUND THE AGENCY'S FOOD BACKPACK PROGRAM FOR THE 2026-2027 SCHOOL YEAR TO PROVIDE NUTRITIOUS MEALS TO SULLIVAN COUNTY STUDENTS IN NEED OF FOOD AT HOME

Item 9 Resolution 2026-07-08

Sponsors: Vanover/Ireson

RESOLUTION TO APPROPRIATE \$123,065.88 TO THE NORTHEAST TENNESSEE TOURISM ASSOCIATION FROM SULLIVAN COUNTY OCCUPANCY TAX COLLECTIONS FOR THE FOURTH QUARTER OF FISCAL YEAR 2025-2026.

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 01
Resolution No. 2026-04-02

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

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

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

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

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

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

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

Duly adopted this _____ day of _____ 2026.

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

ATTEST: _____

Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk.

CONTINUED

ACTION BY MAYOR

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

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

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

Mayor, Sullivan County

Sponsor: Commissioner Gary Stidham

Cosponsor: Commissioner John Gardner

ACTIONS: 04/09/26 (Work Session) To be considered on 1st Reading at regular session on 04/16/26;
04/16/26 (Regular Session) Placed on 1st Reading; 05/14/26 (Work Session) To be considered at Regular
Session on 05/21/26; 05/21/26 (Regular Session) Deferred by Sponsor; 06/11/26 (Work Session) Sponsor
plans to defer until July meeting; 06/18/26 (Regular Session); Sponsor submitted an amended copy for
distribution and deferred until July meeting.

AS AMENDED BY SPONSOR FOR DISTRIBUTION 6/18/2026

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

Item 01
Resolution No. 2026-04-02

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

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

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

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

WHEREAS, PETWORKS is providing care for animals that are seriously injured or seriously malnourished from Sullivan County cruelty cases. These animals require extensive veterinary care and long rehabilitation periods before they can put up for adoption or adopted.

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.

ACTION BY MAYOR

Item 01
Resolution No. 2026-04-02

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: 07/09/26 (Work Session) To be considered at Regular Session on 07/16/26;

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 2
Resolution No. 2026-06-17

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

RESOLUTION SETTING THE TAX LEVY FOR
THE SULLIVAN COUNTY, TENNESSEE, GENERAL PURPOSE SCHOOL FUND
FOR THE YEAR BEGINNING JULY 1, 2026

SECTION 1. BE IT RESOLVED that the Board of County Commissioners approve the combined property tax rate for Sullivan County, Tennessee, for the Fiscal Year General Purpose School Fund year beginning July 1, 2026; that said tax rate shall include the tax rate to provide \$16,100,608 on each \$100.00 of taxable property pursuant to the overall certified tax rate.

SECTION 2. BE IT FURTHER RESOLVED that all resolutions approved by the Board of County Commissioners of Sullivan County, Tennessee, which are in conflict with this resolution are hereby repealed.

SECTION 3. BE IT FURTHER RESOLVED, that this resolution takes effect from and after its passage, the public welfare requiring it. This resolution shall be spread upon the minutes of the Board of County Commissioners and integrated into the 2026-2027 Budget Document upon its approval by the Sullivan County Commission.

Duly passed and approved this _____ day of _____ 2026.

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

ATTEST: _____
Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk.

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County:

Mayor, Sullivan County

CONTINUED

0253

Item 2
Resolution No. 2026-06-17

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

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

Mayor, Sullivan County

Sponsor: Commissioner Dwight King

Cosponsors: Commissioner Darlene Calton; Commissioner David Akard; Commissioner Joyce
Crosswhite; Commissioner John Gardner; Commissioner Mark Ireson; Commissioner Sam
Jones; Commissioner Zane Vanover

ACTIONS: 06/18/26 (Regular Session) 1st Reading; 06/29/26 (Called Session) No action taken;
07/09/26 (Work Session) Sponsor plans to defer

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 3
Resolution No. 2026-07-02

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of July 2026.

RESOLUTION TO SELL COUNTY OWNED DELINQUENT TAX PROPERTIES

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

WHEREAS, the current amount owed against the properties is \$ 762.45 for the parcel; and

WHEREAS, a bid in the amount of \$200.00 has been received from Tom Agnew dba Nodaway River Land and Cattle on the parcel; and

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

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

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

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves the sale of property in the 7th Civil District identified as S. of Cochise Trail Tax Map 049P/D/009.00; to Tom Agnew dba Nodaway River Land and Cattle for \$200.00 for the parcel in accordance with T.C.A. §67-5-2507.

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

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

Duly 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

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

Mayor, Sullivan County

Sponsor: Commissioner Joyce Crosswhite

Cosponsors: Commissioner Darlene Calton

ACTIONS: 07/09/26 (Work Session) To be placed on Consent Calendar at Regular Session on 07/16/26;

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 4
Resolution No. 2026-07-03

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of July 2026.

RESOLUTION TO SELL COUNTY OWNED DELINQUENT TAX PROPERTIES

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

WHEREAS, the current amount owed against the properties is \$3,749.40 for the parcel; and

WHEREAS, a bid in the amount of \$200.00 has been received from Tom Agnew dba Nodaway River Land and Cattle on the parcel; and

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

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

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

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves the sale of property in the 17th Civil District identified as Hidden Valley Road Tax Map 037E/F/012.00; to Tom Agnew dba Nodaway River Land and Cattle for \$200.00 for the parcel in accordance with T.C.A. §67-5-2507.

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

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

Duly passed and 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____ at or about the following time _____ by the following method:

Mayor, Sullivan County

Sponsor: Commissioner Zane Vanover

Cosponsors: Commissioner Joyce Crosswhite

ACTIONS: 07/09/26 (Work Session) To be placed on Consent Calendar at Regular Session on 07/16/26;

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 5
Resolution No. 2026-07-04

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of July 2026.

RESOLUTION TO SELL COUNTY OWNED DELINQUENT TAX PROPERTIES

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

WHEREAS, the current amount owed against the properties is \$10,987.35 for the parcel; and

WHEREAS, a bid in the amount of \$200.00 has been received from Tom Agnew dba Nodaway River Land and Cattle on the parcel; and

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

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

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

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves the sale of property in the 13th Civil District identified as S.W. of Laurelwood Drive Tax Map 075K/C/007.00; to Tom Agnew dba Nodaway River Land and Cattle for \$200.00 for the parcel in accordance with T.C.A. §67-5-2507.

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

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

Duly passed and approved this _____ day of _____ 2026.

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

ATTEST: _____
Teresa Jacobs, County Clerk

CONTINUED

Item 5
Resolution No. 2026-07-04

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

Teresa Jacobs, County Clerk

ACTION BY MAYOR

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

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

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

Mayor, Sullivan County

Sponsor: Commissioner John Gardner

Cosponsors: Commissioner Joyce Crosswhite

ACTIONS: 07/09/26 (Work Session) To be placed on Consent Calendar at Regular Session on 07/16/26;

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 6
Resolution No. 2026-07-05

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of July 2026.

RESOLUTION TO AMEND THE GENERAL PURPOSE SCHOOL FUND BUDGET BY APPROPRIATING ROLLOVER AND NEW GRANT FUNDS FOR THE GEAR UP GRANT FROM EAST TENNESSEE STATE UNIVERSITY (ETSU)

WHEREAS, Sullivan County Schools has been awarded continuing participation in the GEAR UP Grant program through East Tennessee State University (ETSU) to support student readiness and success; and

WHEREAS, the GEAR UP Grant program has unspent rollover funds from the 2025-2026 fiscal year in the amount of \$128,414.26 that need to be recognized and re-allocated into the current budget; and

WHEREAS, ETSU has also allocated new grant funds for the 2026-2027 fiscal year in the amount of \$130,638.00 to continue funding the program's operations, staffing, and student resources; and

WHEREAS, the total combined amount to be appropriated into the General Purpose School Fund budget for the GEAR UP Grant program equals \$259,052.26; and

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sullivan County, Tennessee, assembled in regular session, that the General Purpose School Fund budget be amended to reflect the receipt and appropriation of the GEAR UP Grant funds as follows:

Account Number	Account Description	Amount
46790-725	Other Vocational	\$128,414.26
46790-728	Other Vocational	\$130,638.00
71300-429-725	Instructional Supplies & Mtls	\$21,909.26
71300-449-725	Textbooks	\$10,000.00
71300-471-725	Software & Online Curriculum	\$15,000.00

71300-499-725	Other Supplies & Materials	\$5,000.00
71300-730-725	Instructional Equipment	\$15,000.00
72130-189-725	Salaries & Wages	\$10,287.00
72130-201-725	Social Security	\$638.00
72130-204-725	Retirement	\$925.84
72130-212-725	Medicare	\$149.16
72130-315-725	Transportation-Contracted Svs	\$19,505.00
72130-524-725	Inservice & Professional Dev	\$15,000.00
72230-355-725	Travel	\$15,000.00
71300-429-728	Instructional Supplies & Mtls	\$23,638.00
71300-449-728	Textbooks	\$10,000.00
71300-471-728	Software & Online Curriculum	\$15,000.00
71300-499-728	Other Supplies & Materials	\$5,000.00
71300-730-728	Instructional Equipment	\$15,000.00
72130-189-728	Salaries & Wages	\$10,287.00
72130-201-728	Social Security	\$638.00
72130-204-728	Retirement	\$925.84

72130-212-728	Medicare	\$149.16
72130-315-728	Transportation-Contracted Svs	\$20,000.00
72130-524-728	Inservice & Professional Dev	\$15,000.00
72230-355-728	Travel	\$15,000.00

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

Duly 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

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

Mayor, Sullivan County

Sponsor: Commissioner Zane Vanover

Cosponsors: Commissioner Joyce Crosswhite

ACTIONS: 07/09/26 (Work Session) To be placed on Consent Calendar at Regular Session on 07/16/26;

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 7
 Resolution No. 2026-07-06

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of July 2026.

**RESOLUTION TO APPROPRIATE UP TO \$100,000 OF SULLIVAN COUNTY
 OCCUPANCY TAX REVENUES TO FUND NECESSARY REPAIRS TO VITAL, COUNTY-
 OWNED HISTORIC STRUCTURES AND SITES IN HISTORIC BLOUNTVILLE**

WHEREAS professional assessment of key structures significant to the history of Sullivan County and located within historic Blountville have revealed immediate needed repairs to secure said historic structures for continued points of interest for visitors; and

WHEREAS the county has obtained estimates for the cost of the needed work; and

WHEREAS the needed work is an eligible use of revenue derived from the county's occupancy tax.

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of Sullivan County, meeting in Regular Session, approves appropriation of up to \$100,000 for the repair work listed below, said funds to come from revenue generated by the county's occupancy tax. Account codes to be assigned by the Finance Department.

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

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

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 Joyce Crosswhite

Cosponsors: Commissioner Dwight King; Commissioner David Akard; Commissioner Mark Ireson;
Commissioner Darlene Calton; Commissioner John Gardner; Commissioner Sam Jones; Commissioner
Zane Vanover

ACTIONS: 07/09/26 (Work Session) To be placed on 1st Reading at Regular Session on 07/16/26;

Smoke house		
3	1. Finish chinking	\$ 2,500
3	2. Inspect/correct issues w roof	\$ 250
Anderson townhouse		
1	1. Move one live streaming camera from front room to dining room	\$ 300
1	2. Connect all camera's to the county internet one to go active - paid by SCHPA	\$ 250
1	3. Inspect A/C system ducting - need additional A/C	\$ 400
1	4. Bathroom remodel	Grant
1	5. Remove paneling in dining room/add sheetrock	\$ 200
3	6. Replace roof	\$ 60,000
3	7. Correct issues with gutters/downspouts/drain to road	\$ 1,000
3	8. Rekey front door (w 3 keys)	\$ 450
Springhouse		
2	1. Shore up springhouse - prep for Blacksmith shop (set doors)	\$ 1,000
2	2. Replace metal roof on spring house	\$ 3,000
2	3. Build/replace doors, add locks, etc	\$ 2,000
2	4. Level out 'ground' under shed on spring house/add dirt	\$ 400
Granny Cabin		
1	1. Remove groundhogs	\$ 500
1	2. Repair foundation - (groundhog damage)	\$ 3,000
1	3. Repair hearth, line chimney, open chimney cap (allow open hearth cooking)	\$ 4,000
1	4. Repair/reset purlin logs (flooring)	\$ 1,000
1	5. Tie in logs to fireplace on right side of chimney (wall beginning to separate)	\$ 2,000
2	6. Repair chinking/daubing	\$ 1,000
3	7. Check/repair roof	\$ 250
3	8. Secure wood trim around structure	\$ 400
Iron Works Cabin		
1	1. Replace lower level logs - appears to be termite damage -	\$ 6,000
3	2. Install new window, frame (window frame w glass on-site)	\$ 400
1	3. Inspect/repair all logs on 'back side'	\$ 1,000
1	4. Repair chinking/daubing as needed	\$ 400
1	5. Cap chimney	\$ 500
3	6. Add shed roof between IWC and Tavern Kitchen	\$ 2,500
Law Office/school house		
1	1. replace or repair floor, floor joist/stringers (not on tour due to joist issues)(safety)	\$ 9,500
3	2. scrape/paint building	\$ 1,000
Outside water		
1	1. Fix/replace outside faucet under porch in Tavern	\$ 100
1	2. Fix/replace outside faucet on back side of law office/school house	\$ 100
Rutledge House		
2	1. Replace/repair siding on side of building adjacent to 3389 Hwy 126	\$ 1,000
3	2. Purchase/install external light on Rutledge House (safety)	\$ 250
3	3. Repair patio - water damage to Inn and Rutledge House (brick)	\$ 2,000
2	4. Insulate pipes to allow use of water in kitchen during winter	\$ 500
3	5. Build out second floor - (additional A/C)	\$ 40,000
3	6. Sand and finish floor - first floor	\$ 1,000
1	7. Check/repair/replace gutters	\$ 5,000
1	8. inspect/replace handrail and ballisters on steps between RH and Inn (safety)	\$ 1,000
Deery Inn		
2	1. Replace/repair/paint porch decking on left side (court house) of dining room	\$ 400
2	2. Repair patio - water damage to Inn and Rutledge House	\$ 500
3	3. Cover openings of all chimneys - water issues (clean out chimney)	\$ 3,000
2	4. Insulate pipes to allow use of water in bathroom	\$ 500
3	5. Repair/replace/ glaze all windows (following NPS guidelines)	\$ 15,000
3	6. Paint doors - outside	\$ 250
3	7. Repair/paint siding outside	\$ 2,000
1	8. Check/repair flashing on chimney - Tavern	\$ 500
3	10. Paint walls/Polly Smith room on second floor of inn - water damage	\$ 1,000
3	11. Paint tavern	\$ 500
1	11. Repair floor - front of back stairway (safety)	\$ 1,200
1	12. Repair/replace gutters as needed	\$ 5,000

1	13. Inspect/repair underpinning/wall of porch off of dining room (safety)	\$	3,000
1	14. Inspect/repair floor in Tavern Room - major safety issue possible floor joist issue	\$	4,000
1	15. Inspect underpinning behind bulkhead under door to Gathering Room/main steps	\$	1,000
3	15. Clean out fireplace(s), remove 'stuff', seal with insulation etc	\$	1,000
Tavern Kitchen			
1	1. purchase and install chimney hood	\$	3,500
2	2. repair 'cracks' in brick/inside walls	\$	2,000
General work - all buildings/grounds			
3	1. Paint where needed	\$	3,000
1	2. Inspect ALL wooden shake roofs - repair as needed	\$	2,000
1	3. Level up all brick on various walkways and patio's (safety)	\$	1,000
3	4. Repair and Reglaze all windows (excluding Inn)	\$	1,500
3	5. Level out grounds - adding dirt, seeding, etc (safety)	\$	4,000
Livery Brick Structure (not a slave house)			
	1. chimney cap		
	2. replace interpretive sign with accurate historical use		
Snow House			
	1. add screen/grates to all of the crawlspace openings to keep critters out		
	2. refurbish historic front door - sand, glue, stain, poly, add brass kickplates to both sides, fix door handle - installed upside down		
	3. replace roof with metal roof to match Old Sheriff's Home		
	4. cap chimneys to keep critters and rain out		
	5. scrap brick on front porch - do not paint - leave to match Tourism brick façade - keep original looking		
	6. replace shingle roof with metal roof		
Old Sheriff's Home - Heritage Information Center			
	1. fix gutters for leaking		
	2. add outdoor frostproof spigot for taking care of landscaping - can be used for Veterans Memorial as well		
Courthouse			
	3. clean out gutters/roof - looks like small tree is growing out of metal roof above front columns		
	4. fix loose brick sidewalk as needed		

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 8
Resolution No. 2026-07-07

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of July 2026.

RESOLUTION TO MAKE A ONE-TIME CONTRIBUTION OF \$50,000 TO SECOND HARVEST FOOD BANK OF NORTHEAST TENNESSEE TO HELP FUND THE AGENCY'S FOOD BACKPACK PROGRAM FOR THE 2026-2027 SCHOOL YEAR TO PROVIDE NUTRITIOUS MEALS TO SULLIVAN COUNTY STUDENTS IN NEED OF FOOD AT HOME

WHEREAS in Sullivan County, more than 26,000 County residents, including 6,400 children, experience food insecurity each year; and

WHEREAS that means that 1 in 5 children in Sullivan County are food insecure; and

WHEREAS through the Food For Kids Backpack Program, Second Harvest Food Bank works with Bristol City Schools, Kingsport City Schools, and Sullivan County Schools to ensure that children in their respective systems, who are identified as chronically hungry, have access to nutritious food outside of school hours; and

WHEREAS during the 2025-2026 school year, 1,395 Sullivan County children were served by Second Harvest Food Bank; and

WHEREAS it takes more than \$150,000 total to pay to serve the children covered by the Food For Kids program in Sullivan County; and

WHEREAS a \$50,000 investment, as proposed, will provide a bag of food every two weeks to 454 Sullivan County children during the 2026-2027 school year.

NOW, THEREFORE BE IT RESOLVED the Board of Commissioners of Sullivan County, meeting in Regular Session, approves a one-time contribution of \$50,000 to Second Harvest Food Bank for the agency's Food For Kids Backpack Program during the 2026-2027 school year by appropriation of that amount to the agency from the county's general fund fund balance.

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

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 Cheryl Harvey

Cosponsors: Commissioner Gary Stidham

ACTIONS: 07/09/26 (Work Session) To be placed on 1st Reading at Regular Session on 07/16/26;

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 9
Resolution No. 2026-07-08

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 16th day of July 2026.

RESOLUTION TO APPROPRIATE \$123,065.88 TO THE NORTHEAST TENNESSEE TOURISM ASSOCIATION FROM SULLIVAN COUNTY OCCUPANCY TAX COLLECTIONS FOR THE FOURTH QUARTER OF FISCAL YEAR 2025-2026.

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

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

WHEREAS, the fourth quarter of fiscal year 2025-2026 ended June 30 and the Sullivan County Finance Department has available the total revenue amount for the quarter; and

WHEREAS, 50 percent of total receipts for the first quarter (less fees withheld by the county clerk and county trustee) equals \$123,065.88.

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of Sullivan County, meeting in Regular Session, approves appropriation of \$123,065.88 and authorizes payment in that amount to NETTA to fulfill the Commission's commitment to directing 50 percent of Sullivan County occupancy tax revenue to NETTA on a quarterly basis in exchange for unspecified destination tourism marketing and promotion of Sullivan County Tennessee. Accounts and codes to be assigned by the Sullivan County Finance Department.

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

WAIVER OF RULES REQUESTED

Duly adopted this _____ 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____ at or about the following time _____ by the following method: _____

Mayor, Sullivan County

Sponsor: Commissioner Zane Vanover

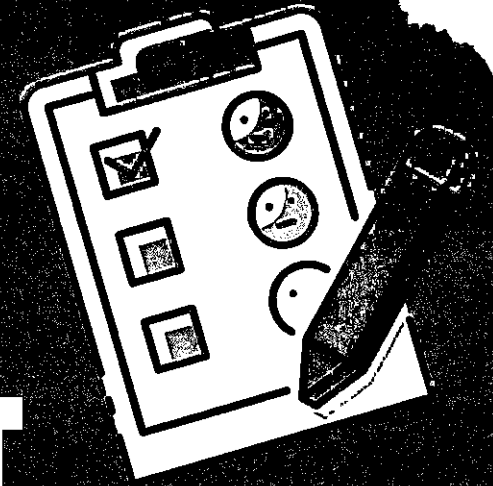
Cosponsors: Commissioner Mark Ireson; Commissioner John Gardner

ACTIONS: 07/09/26 (Work Session) To be placed on Waiver of Rules at Regular Session on 07/16/26;



2026 Sullivan County

COMMUNITY HEALTH ASSESSMENT



TAKE THE SURVEY TODAY!

We want to hear from YOU!

Your answers to the questions help us learn the biggest health needs in Sullivan County and how to best address them. Results create a road map that many community organizations and government entities will follow to address needs and concerns in our community.

Please use the QR code. Thank you for participating!



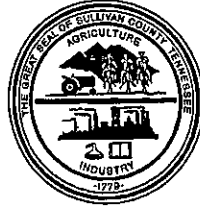
ENGLISH



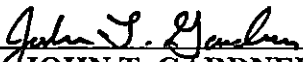
SPANISH

Survey closes October 31, 2026

Sullivan County



AND THEREUPON COUNTY COMMISSION ADJOURNED AT 6:50 P.M. UPON MOTION MADE BY COMMISSIONER LOCKE TO MEET AGAIN IN REGULAR SESSION ON JULY 16, 2026.



JOHN T. GARDNER

COMMISSION CHAIRMAN