COUNTY COMMISSION-WORK SESSION

OCTOBER 8, 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, OCTOBER 8, 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 Brian Embree opened the commission, and Commissioner Crawford gave the invocation. The pledge to the flag was led by Commissioner Travis Ward.

COMMISSIONERS PRESENT AND ANSWERING ROLL WERE AS FOLLOWS:

DAVID AKARD	**JOSH HAYES**
TY BOOMERSHINE	**STANLEY HODGES**
JOE CARR	**MARK IRESON**
MICHAEL COLE	**MATTHEW JOHNSON**
LARRY CRAWFORD	**SAM JONES**
ANDREW CROSS	**DWIGHT KING**
JOYCE CROSSWHITE	**HUNTER MICHAEL LOCKE**
LAKIE DERRICK	**TIM PULLON**
JOHN GARDNER	**ZAC THOMAS**
TODD GOLDEN	**DON THOMPSON**
BOB HARSHBARGER, JR	**MARK VANCE**
KIM HARVEY	**TRAVIS WARD**

24 PRESENT

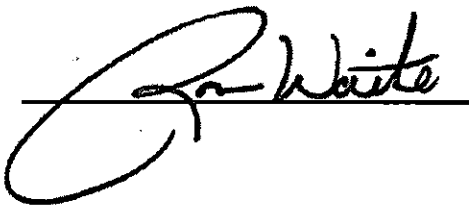
The following pages indicate the action taken by the Commission on rezoning requests for the month of October 2026.

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:

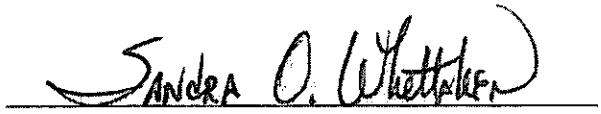
Publication Dates: 10/03/2026

Ad#: 17695

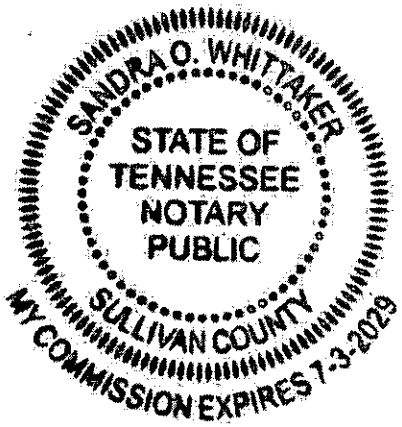


Ron Waite

Signed and sworn to before me
on 10/03/2026



Sandy Whittaker - Notary Public
My commission expires: July 3, 2029



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

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

Notice is hereby given to all members of the Board of County Commissioners, residents of Sullivan County, Tennessee, and any other interested parties that two public meetings of the Board of County Commissioners will be held at the Courthouse in Blountville, Tennessee, located at 3411 Hwy 126 during the month of October 2026.

The monthly Work Session and public hearing/voting on amendments to the Sullivan County zoning resolution will begin at 6:00 p.m. on Thursday, October 8, 2026. The monthly Regular Session will start at 6:00 p.m. on Thursday, October 15, 2026.

Anyone wishing to provide public comment at these meetings must sign up on the provided sign-up sheet before the meeting begins.

This notice is issued in accordance with the provisions of Sections 8-44-101 to 8-44-108 of the Tennessee Code Annotated.

Teresa Jacobs
Sullivan County Clerk

PUB1T: 10/3/26

0171

ROLL CALL - ATTENDANCE

WORK SESSION/REZONING MEETING

10/8/2026

ABSENT		PRESENT
	AKARD	X
	BOOMERSHINE	X
	CARR	X
	COLE	X
	CRAWFORD	X
	CROSS	X
	CROSSWHITE	X
	DERRICK	X
	GARDNER	X
	GOLDEN	X
	HARSHBARGER	X
	HARVEY	X
	HAYES	X
	HODGES	X
	IRESON	X
	JOHNSON	X
	JONES	X
	KING	X
	LOCKE	X
	PULLON	X
	THOMAS	X
	THOMPSON	X
	VANCE	X
	WARD	X
ABSENT		24 PRESENT

Sullivan County
Board of County Commissioners
246th Annual Session

Order of Business
October 8, 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. 2026-10-16
Sponsors: Hayes/Hodges
RESOLUTION TO CONSIDER AMENDMENT(S) TO THE SULLIVAN COUNTY ZONING PLAN: ZONING MAP OR THE ZONING RESOLUTION

Case 1) Deborah & Daniel Thompson, 664 Valley Drive, Blountville, Tax Map 064 Parcel 100.00, R-1 to A-5 for the purpose of agricultural/farming practices. 4th Commission District.

Public Hearing on Case #1/Thompson

Vote on Case #1/Thompson

Case 2) Michael Bare DBA Dayton Investments, 2075 Hwy 11W, Bristol, Tax Map 018 Parcel 90.00, A-1 & B-3 to A-5, for the purpose of farming and a residential home. 6th Commission District.

Public Hearing on Case #2/Dayton Investments

Vote on Case #2/Dayton Investments

CONTINUED

Case 3) Michael Bare DBA Dayton Investments, 2069 Hwy 11W, Bristol , Tax Map 018 Parcel 90.10 A-1 & B-3 to B-3 for the purpose of farming and a residential home site. 6th Commission District.

Public Hearing on Case #3/Dayton Investments

Vote on Case #3/Dayton Investments

Case 4) Zoning Text Amendment to allow for Water Intake and Treatment Facilities to be located in all zoning districts with the implementation of Supplemental design guidelines.

Public Hearing on Case #4/ Zoning Text Amendment

Vote on Case #4/Zoning Text Amendment

SULLIVAN COUNTY BOARD OF COMMISSIONERS
COUNTY COMMISSION – REZONING
AGENDA REZONING PUBLIC COMMENT
OCTOBER 8, 2026

Name	Street Address	Email
1.		
2.		
3.		
4.		
5.		
6.		
7.		

SULLIVAN COUNTY BOARD OF COMMISSIONERS
COUNTY COMMISSION
AGENDA PUBLIC COMMENT
OCTOBER 8, 2026

Name	Street Address	Email
1.		
2.		
3.		
4.		
5.		
6.		
7.		

SULLIVAN COUNTY BOARD OF COMMISSIONERS
COUNTY COMMISSION
NON-AGENDA PUBLIC COMMENT
OCTOBER 8, 2026

Name	Street Address	Email
1. Rodney Padgett	1125 Gotland Shoals Rd	rpadgett1@tds.net
2.		
3.		
4.		
5.		
6.		
7.		

0177

PROCLAMATION

Sullivan County, Tennessee

Domestic Violence Awareness Month

WHEREAS, domestic violence transcends racial, ethnic, religious, and socioeconomic borders, and its perpetrators harm their victims, endanger children, traumatize families and threaten our communities; and

WHEREAS, the Centers for Disease Control and Prevention has declared intimate partner violence a significant public health issue with a profound impact on lifelong health, opportunity, and well-being, reporting that more than 1 in 3 women (43.5 million) and more than 1 in 6 men (20.7 million) have experienced sexual violence, physical violence, and/or stalking by an intimate partner in their lifetime; and

WHEREAS, according to the Tennessee Bureau of Investigation's 2025 Crime in Tennessee report, there were 58,487 reported victims of domestic violence in Tennessee, with simple assault accounting for 65% of all reported domestic violence offenses, and 73 murders and 549 rapes reported with a domestic violence relationship; and

WHEREAS, 26 domestic violence shelters across Tennessee reported to the Tennessee Office of Criminal Justice Programs that they fielded 30,929 domestic violence hotline calls, served over 13,200 victims of domestic violence, and provided shelter for 4,267 of those victims, resulting in over 105,500 safe bed nights; and

WHEREAS, the Maternal Mortality in Tennessee Annual Report for 2025, prepared by the Tennessee Department of Health, identified that intimate partner violence was often unassessed or inadequately addressed as a contributing factor in maternal deaths occurring in 2023; and

WHEREAS, the State of Tennessee and the Office of Criminal Justice Programs have demonstrated their commitment by allocating more than $18 million in federal and state funds in FY2026 to domestic violence service providers through 103 grants; and

WHEREAS, survivors of domestic violence demonstrate immense courage and resilience in seeking safety and rebuilding their lives, and they deserve our unwavering support and respect; and

WHEREAS, victims of violence should have access to medical and legal services, counseling, transitional housing, and other supportive services so that they can escape the cycle of abuse; and

WHEREAS, advocates, law enforcement, and local organizations work tirelessly to provide safety, support, and resources to victims and survivors, offering them a path to healing and independence; and

WHEREAS, Sullivan County, Tennessee, is committed to creating a community where every individual is safe and free from the threat of violence and abuse; and

WHEREAS, Domestic Violence Awareness Month serves as a critical opportunity to educate the public, honor the memory of those who have lost their lives, and stand in solidarity with survivors.

NOW, THEREFORE, BE IT PROCLAIMED,

by the County Mayor of Sullivan County, Tennessee, that the month of October is hereby declared Domestic Violence Awareness Month.

All citizens are urged to actively participate in the scheduled activities and programs sponsored by local domestic violence service providers and the family justice center across the community to work toward the elimination of personal and institutional violence for all citizens.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of Sullivan County, Tennessee to be affixed in Blountville on this 8th day of October 2026.

Zane Vanover

Zane Vanover
County Mayor, Sullivan County, Tennessee
October 8, 2026

Sullivan County
Board of County Commissioners
246th Annual Session

Item 1
Resolution No. 2026-10-16

To the Honorable Zane Vanover, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 8th day of October 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.

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 8th day of October 2026.

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

Attested: _____
Teresa Jacobs, County Clerk

CONTINUED

Sullivan County
Board of County Commissioners
246th Annual Session

Item 1
Resolution No. 2026-10-16

Delivered to the Sullivan County Mayor or his secretary this 20th day of Oct, 2026 at or about the following time 11:00am by the following method: Hand delivered

Teresa Jacobs, County Clerk.

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: Zane Vanover
Zane Vanover, Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
Zane Vanover, 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: _____.

_____
Zane Vanover, Mayor, Sullivan County

Sponsored by: Commissioner Josh Hayes
Prime Co-Sponsor(s): Commissioner Stanley Hodges

ACTIONS: 10/08/26 (Work Session) Approved 24 Yes

ROLL CALL VOTE

Resolution No. 2026-10-16 Item 1

TO CONSIDER AMENDMENTS TO THE SULLIVAN COUNTY ZONING PLAN: ZONING MAP OR THE ZONING RESOLUTION

ABSENT		YES	NO	ABSTAIN	PASS
	AKARD	X			
	BOOMERSHINE	X			
	CARR	X			
	COLE	X			
	CRAWFORD	X			
	CROSS	X			
	CROSSWHITE	X			
	DERRICK	X			
	GARDNER	X			
	GOLDEN	X			
	HARSHBARGER	X			
	HARVEY	X			
	HAYES	X			
	HODGES	X			
	IRESON	X			
	JOHNSON	X			
	JONES	X			
	KING	X			
	LOCKE	X			
	PULLON	X			
	THOMAS	X			
	THOMPSON	X			
	VANCE	X			
	WARD	X			
ABSENT		24 YES	NO	ABSTAIN	PASS

ROLL CALL VOTE

0183

Zoning Case #1

DEBORAH AND DANIEL THOMPSON

664 VALLEY DRIVE, BLOUNTVILLE

R-1 TO A-5

ABSENT		YES	NO	ABSTAIN	PASS
	AKARD	X			
	BOOMERSHINE	X			
	CARR	X			
	COLE	X			
	CRAWFORD	X			
	CROSS	X			
	CROSSWHITE	X			
	DERRICK	X			
	GARDNER	X			
	GOLDEN	X			
	HARSHBARGER	X			
	HARVEY	X			
	HAYES	X			
	HODGES	X			
	IRESON	X			
	JOHNSON	X			
	JONES	X			
	KING	X			
	LOCKE	X			
	PULLON	X			
	THOMAS	X			
	THOMPSON	X			
	VANCE	X			
	WARD	X			
		24			
ABSENT		YES	NO	ABSTAIN	PASS

ROLL CALL VOTE

Zoning Case #2

MICHAEL BARE dba DAYTON INVESTMENTS

2069 HWY 11W BRISTOL, TN

A-1/B3 TO A-5

ABSENT		YES	NO	ABSTAIN	PASS
	AKARD	X			
	BOOMERSHINE	X			
	CARR	X			
	COLE	X			
	CRAWFORD	X			
	CROSS	X			
	CROSSWHITE	X			
	DERRICK	X			
	GARDNER	X			
	GOLDEN	X			
	HARSHBARGER	X			
	HARVEY	X			
	HAYES	X			
	HODGES	X			
	IRESON	X			
	JOHNSON	X			
	JONES	X			
	KING	X			
	LOCKE	X			
	PULLON	X			
	THOMAS	X			
	THOMPSON	X			
	VANCE	X			
	WARD	X			
		24			
ABSENT		YES	NO	ABSTAIN	PASS

ROLL CALL VOTE

Zoning Case #3

MICHAEL BARE dba DAYTON INVESTMENTS

2069 HWY 11W BRISTOL, TN

A-1/B-3 TO B-3

ABSENT		YES	NO	ABSTAIN	PASS
	AKARD	X			
	BOOMERSHINE	X			
	CARR	X			
	COLE	X			
	CRAWFORD	X			
	CROSS	X			
	CROSSWHITE	X			
	DERRICK	X			
	GARDNER	X			
	GOLDEN	X			
	HARSHBARGER	X			
	HARVEY	X			
	HAYES	X			
	HODGES	X			
	IRESON	X			
	JOHNSON	X			
	JONES	X			
	KING	X			
	LOCKE	X			
	PULLON	X			
	THOMAS	X			
	THOMPSON	X			
	VANCE	X			
	WARD	X			
		24			
ABSENT		YES	NO	ABSTAIN	PASS

ROLL CALL VOTE

Zoning Case #4

ZONING TEXT AMENDMENT TO THE SULLIVAN COUNTY ZONING RESOLUTION TITLE 3 & 4 AND APPENDIX B TO ALLOW FOR WATER TREATMENT FACILITIES IN RESIDENTIAL AND COMMERCIAL ZONING DISTRICTS SUBJECT TO SUPPLEMENTARY REGULATIONS

ABSENT		YES	NO	ABSTAIN	PASS
	AKARD	X			
	BOOMERSHINE	X			
	CARR	X			
	COLE	X			
	CRAWFORD	X			
	CROSS	X			
	CROSSWHITE	X			
	DERRICK	X			
	GARDNER	X			
	GOLDEN	X			
	HARSHBARGER	X			
	HARVEY	X			
	HAYES	X			
	HODGES	X			
	IRESON	X			
	JOHNSON	X			
	JONES	X			
	KING	X			
	LOCKE	X			
	PULLON	X			
	THOMAS	X			
	THOMPSON	X			
	VANCE	X			
	WARD	X			
		24			
ABSENT		YES	NO	ABSTAIN	PASS

Zoning Plan: Rezoning Requests and/or Zoning Text Amendments

SULLIVAN COUNTY COMMISSION PUBLIC HEARING MEETING

October 8, 2026 - Zoning Hearing Session

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

Motion by: Hayes Seconded by: Hodges

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	7/29/2026	Deborah & Daniel Thompson	No	Yes	Yes	*Kingsport*	R-1	A-5	5	4
2	8/14/2026	Michael Bare D/B/A Dayton Investments	No	Bristol Did Not Provide Recommendation	Yes	*Bristol*	A-1 & B-3	A-5	6	6
3	8/14/2026	Michael Bare D/B/A Dayton Investments	No	Bristol Did Not Provide Recommendation	No	*Bristol*	A-1 & B-3	B-3	6	6
4	N/A	Zoning Text Amendment	No	Kingsport Did Not Provide Recommendation	Yes	*Sullivan, Kingsport, Bristol*	N/A	N/A	N/A	N/A

Voting Summary:

Name	Case	Yes	No	Pass / Absain	Absent	Pass (Yes or No)
Deborah & Daniel Thompson	1	24				YES
Michael Bare D/B/A Dayton Investments	2	24				YES
Michael Bare D/B/A Dayton Investments	3	24				YES
Zoning Text Amendment	4	24				YES

Footnote: *- ZTA: Zoning Text Amendment -Rec: Reccomendation*

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

Case #1

R-1 to A-5

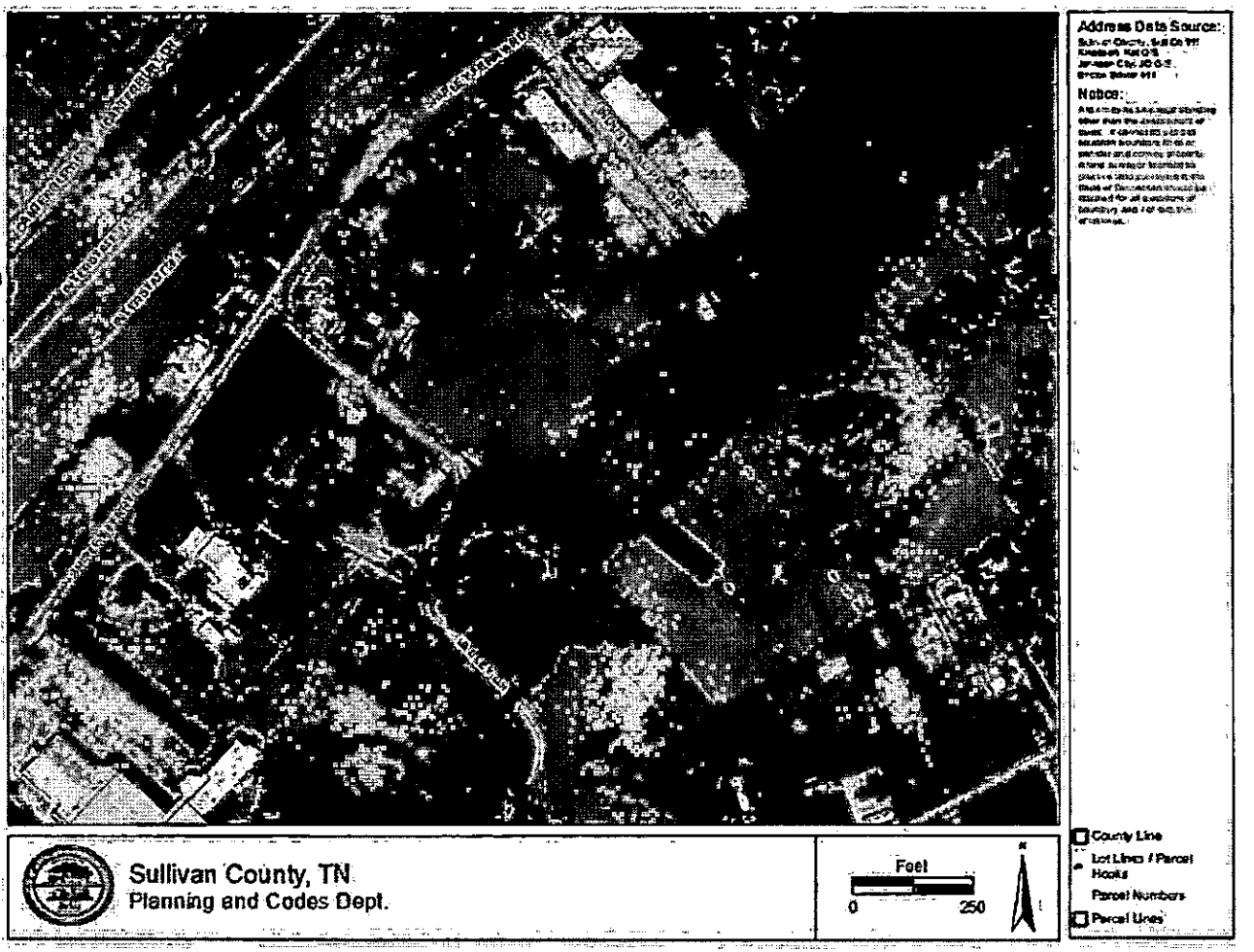
R-1 (Low Density/Single-Family Residential District) to A-5 (Large Tract Rural Residential and General Agricultural District) for the purpose of agricultural/farming practices on the property.
Tax Map 064, Parcel 100.00

for Deborah & Daniel Thompson

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

664 Valley Drive, Blountville

Civil District 5th
Commission District 4th
(Cole, Crosswhite, Hayes)



ROLL CALL VOTE

0189

Zoning Case #1

DEBORAH AND DANIEL THOMPSON

664 VALLEY DRIVE, BLOUNTVILLE

R-1 TO A-5

ABSENT		YES	NO	ABSTAIN	PASS
	AKARD	X			
	BOOMERSHINE	X			
	CARR	X			
	COLE	X			
	CRAWFORD	X			
	CROSS	X			
	CROSSWHITE	X			
	DERRICK	X			
	GARDNER	X			
	GOLDEN	X			
	HARSHBARGER	X			
	HARVEY	X			
	HAYES	X			
	HODGES	X			
	IRESON	X			
	JOHNSON	X			
	JONES	X			
	KING	X			
	LOCKE	X			
	PULLON	X			
	THOMAS	X			
	THOMPSON	X			
	VANCE	X			
	WARD	X			
ABSENT		24 YES	NO	ABSTAIN	PASS

Kingsport Regional Planning Commission

Rezoning Report
File Number REZONE26-0209

Property Information	664 Valley Drive County Rezoning		
Address	664 Valley Drive Blountville, TN 37664		
Tax Map, Group, Parcel	Tax Map 064 Parcel 100.00		
Civil District	5th Civil District		
Overlay District	N/A		
Land Use Designation	N/A		
Acres	+/- 5.09 acres		
Existing Use	Vacant	**Existing Zoning**	County R-1
Proposed Use	Agricultural	**Proposed Zoning**	County A-5

Owner/ Applicant Information	
Name: **Address:** **City:** **State:** **Zip Code:** **Phone:**	**Intent:** *To rezone from County R-1 to County A-5 for the purpose of agricultural use.*

Planning Department Recommendation

The Kingsport Planning Division recommends sending a positive recommendation to the Sullivan County Commission for the following reasons:

- The suggested county zoning change is suitable for the intended and current use.
- There has been no feedback to the county or city on the proposed rezoning.
- Sullivan County Planning Department's site analysis

Staff Field Notes and General Comments:

Staff recommends sending a **POSITIVE** recommendation to the Sullivan County Commission to rezone Tax Map 064 Parcel 100.00 from County R-1 to County A-5.

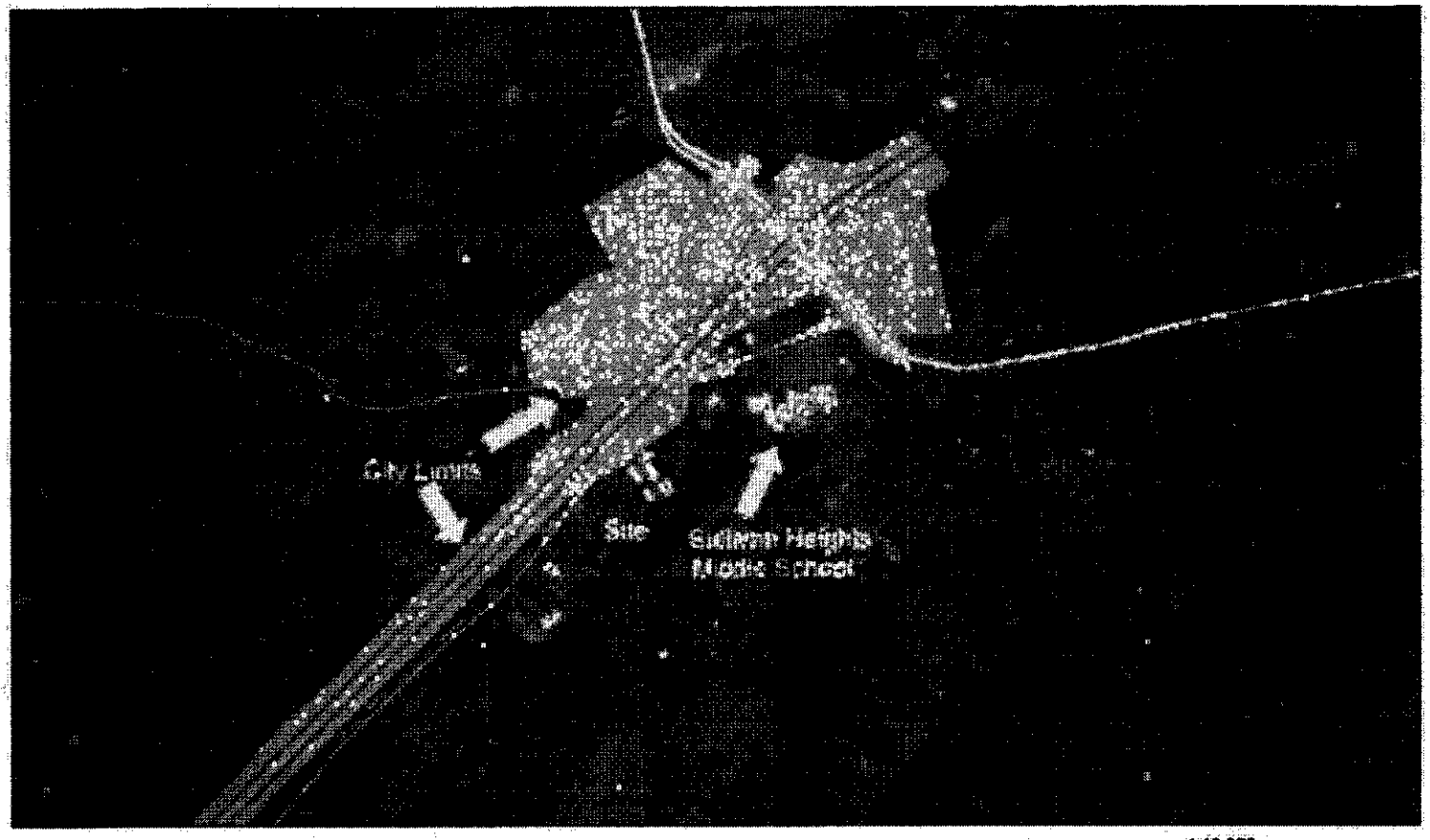
Planner: Samuel Cooper		**Date:** 9/17/26	
Planning Commission Action		**Meeting Date**	9/17/26
Approval:			
Denial:		**Reason for Denial:**	
Deferred:		**Reason for Deferral:**	

Sullivan County Zoning Code

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

1. **A-5, Large Tract Rural Residential and General Agricultural District** – The purpose of this district is to preserve small working farm tracts and low density residential so as to protect natural resources and conserve lands not suitable for higher density development. These districts are primarily designed to provide suitable areas for the growing of crops, animal husbandry, dairying, forestry, and other similar agricultural activities, which generally occur and characterize rural rather than urban areas. These districts are designed, furthermore, to provide for very low-density residential development generally on unsubdivided tracts of land. In addition, these districts may include areas and lands not suited by reason of soil, geologic, topographic, or other limitations for development. These districts shall also provide for single-family residential detached dwellings, residential accessory structures and customary home occupations that do not require public infrastructure improvements. These special districts should be given priority in the designated Rural Area on the adopted county-wide Growth Plan. *(Amended 02/20/2020)*

664 Valley Drive Vicinity Map



8/26/2026, 10:16:48 AM

Municipal Boundary
KINGSPORT

Streets
Interstate
Minor Arterial
Collector Street
Local Street
Private Street
Ramp

1:18,056
0 0.13 0.25 0.5 mi
0 0.2 0.4 0.8 km
NC Collaboratory at UNCCH, Vantor

Web AppBuilder for ArcGIS

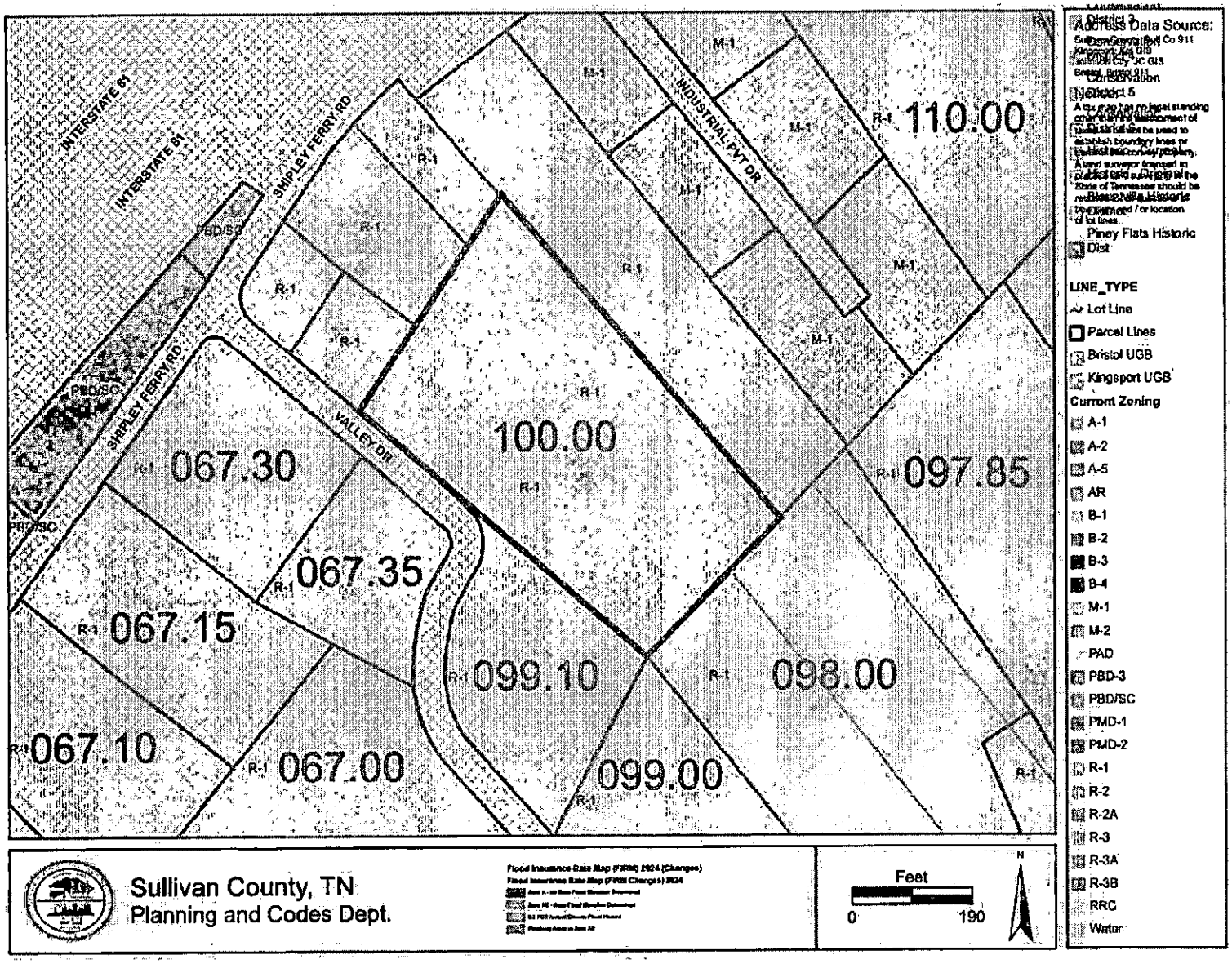
Municipal Boundary
KINGSPORT
Minor Arterial

Web AppBuilder for ArcGIS

Kingsport Regional Planning Commission

Rezoning Report
File Number REZONE26-0209

Sullivan County Zoning County R-1 – Low Density/Single-Family Residential District



Vicinity Zoning Map for Sullivan County, Tennessee



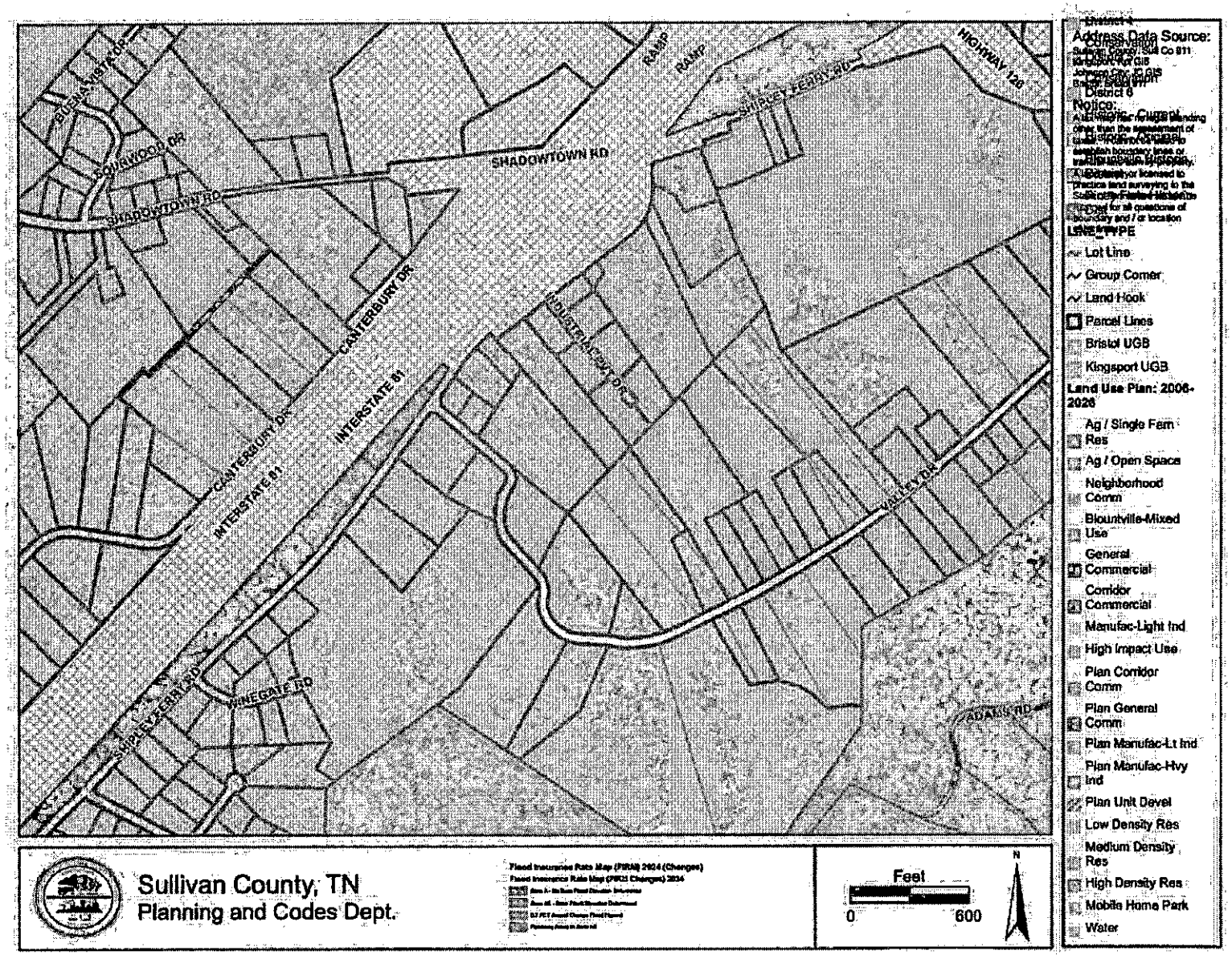
8/26/2026

Sullivan County Zoning
A-1
A-2
B-1
B-3
M-1
PBD/SC
PMD-1
PMD-2
R-1
R-3
World_Hillshade

1:12,039
0 0.07 0.15 0.3 mi
0 0.13 0.25 0.5 km

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

Sullivan County Future Land Use Map – Low Density Residential



Sullivan County Planning Department's Site Analysis

Rezoning R-1 to A-5 (664 Valley Drive)

The owner of the property located at 664 Valley Drive is requesting rezoning from R-1(Residential) to A-5 (Agricultural) to allow the property to be utilized for agricultural purposes.

The owners live across the street from the property at 669 Valley Drive.

The property consists of approximately 5.09 acres and is currently vacant. A-5 Sullivan County Zoning qualifications require 5 acres.

The surrounding area contains a mixture of Residential, Planned Business District, Agricultural and Manufacturing.

The property is currently being utilized for agricultural purposes, including farming and gardening, and the owners intend to expand these operations.

As part of their long-term agricultural plans, the owners intend to increase cultivation areas and install agricultural fencing to protect crops from deer and other wildlife.

The owners have recently purchased a tractor to support ongoing and future farming activities also.

The applicants have also expressed their intent to construct an agricultural accessory building to store their farming equipment, supplies, and materials necessary for the operation of the farm. To which would be permitted on the property in Sullivan County Zoning Codes.

Maintaining the property as a single large parcel helps preserve productive farmland and supports the rural character of the surrounding area and the zoning would not allow for the property to be divided smaller.

While Tennessee is a Right-to-Farm state and provides protections for qualifying agricultural operations, local zoning should still reflect the property's intended use. The requested rezoning to an agricultural district is consistent with the owners' plans to continue and expand farming activities, including the construction of an agricultural building, installation of fencing to protect crops from wildlife, and continued use of the property as one large farm tract. Rezoning the property to an agricultural district better aligns the zoning designation with the existing and proposed use of the property while supporting the preservation of agricultural land.

Staff recommends the rezoning request from R-1 to A-5, the property is already being used for farming and gardening, and the applicants have demonstrated a clear commitment to expanding these agricultural activities on the property.

Northern Property View



Standards of Review

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

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal will permit a use suitable to the area due to the property's proximity to other County Agricultural zones.

2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** This proposed zone was recommended by the Sullivan County Planning Department as being suitable for the area due to farming activities already present on the parcel.

3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property.

4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Based on the current county future land use plan the proposal does conform.

   Proposed use: County A-5, Large Tract Rural Residential and General Agricultural District
   The Future Land Use Plan recommends: County: Low Density Residential

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property present supporting grounds for the zoning change, given the intent of the A-5 zoning designation is to preserve small working farm tracts and, "protect natural resources and conserve lands not suitable for higher density development."

6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn for this county rezoning.

7. **Whether the change will create an isolated district unrelated to similar districts:** The County finds the change suitable as the surrounding area also contains county agricultural tracts.

Recommendation

Staff recommends sending a **POSITIVE** recommendation to the Sullivan County Commission to rezone Tax Map 064 Parcel 100.00 from County R-1 to County A-5.

Case #2

A-1/B-3 to A-5

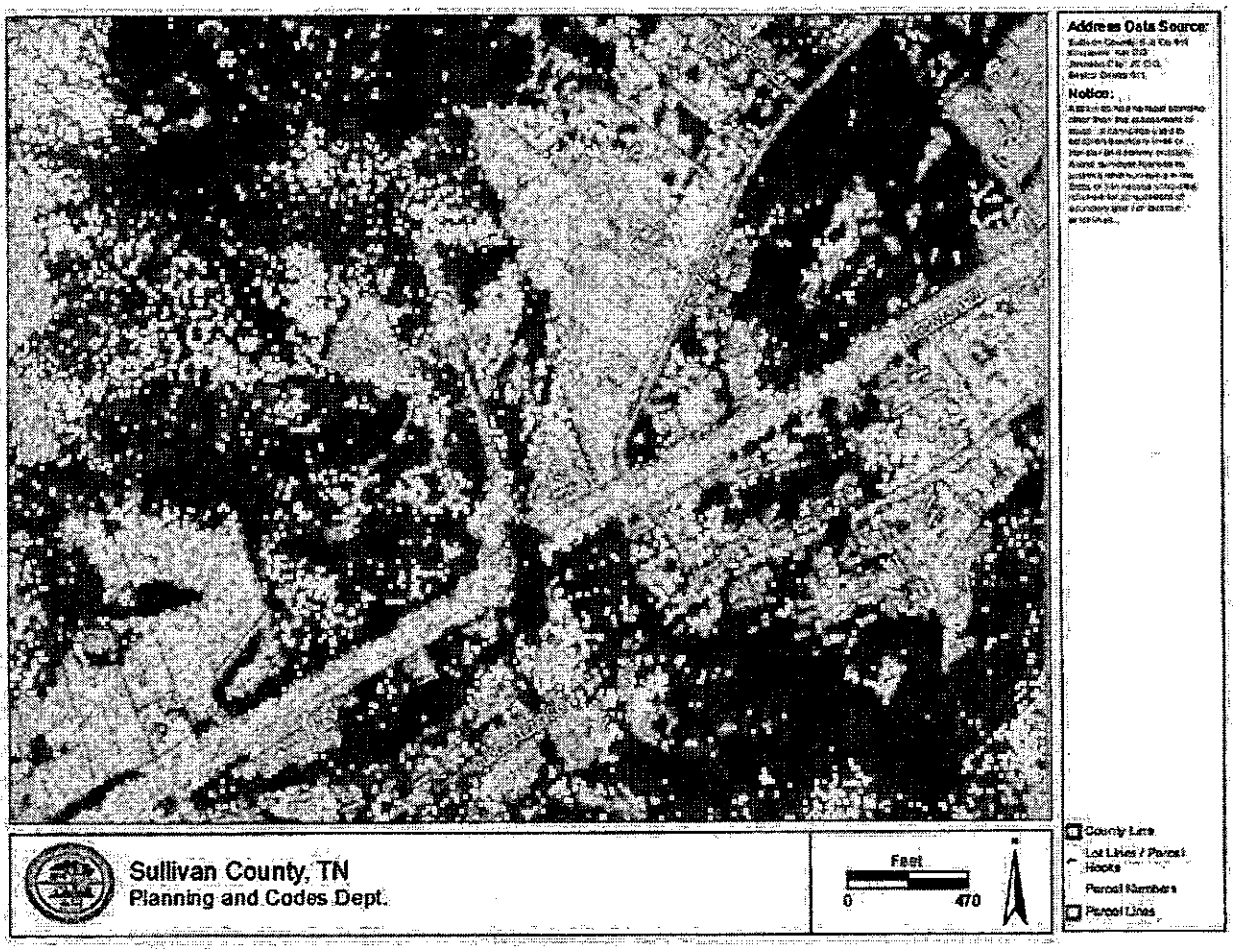
A-1 (General Agricultural/Estate Residential District) / B-3 (General Business Service District) to A-5 (Large Tract Rural Residential and General Agricultural District) for the purpose of Farming and a Residential Home Site.
Tax Map 018, Parcel 090.00

for Michael Bare D/B/A Dayton Investments

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

2075 HWY 11W, Bristol

Civil District 6th
Commission District 6th
(Johnson, Pullon, Harshbarger Jr.)



ROLL CALL VOTE

0200

Zoning Case #2

MICHAEL BARE dba DAYTON INVESTMENTS

2069 HWY 11W BRISTOL, TN

A-1/B3 TO A-5

ABSENT		YES	NO	ABSTAIN	PASS
	AKARD	X			
	BOOMERSHINE	X			
	CARR	X			
	COLE	X			
	CRAWFORD	X			
	CROSS	X			
	CROSSWHITE	X			
	DERRICK	X			
	GARDNER	X			
	GOLDEN	X			
	HARSHBARGER	X			
	HARVEY	X			
	HAYES	X			
	HODGES	X			
	IRESON	X			
	JOHNSON	X			
	JONES	X			
	KING	X			
	LOCKE	X			
	PULLON	X			
	THOMAS	X			
	THOMPSON	X			
	VANCE	X			
	WARD	X			
		24			
ABSENT		YES	NO	ABSTAIN	PASS

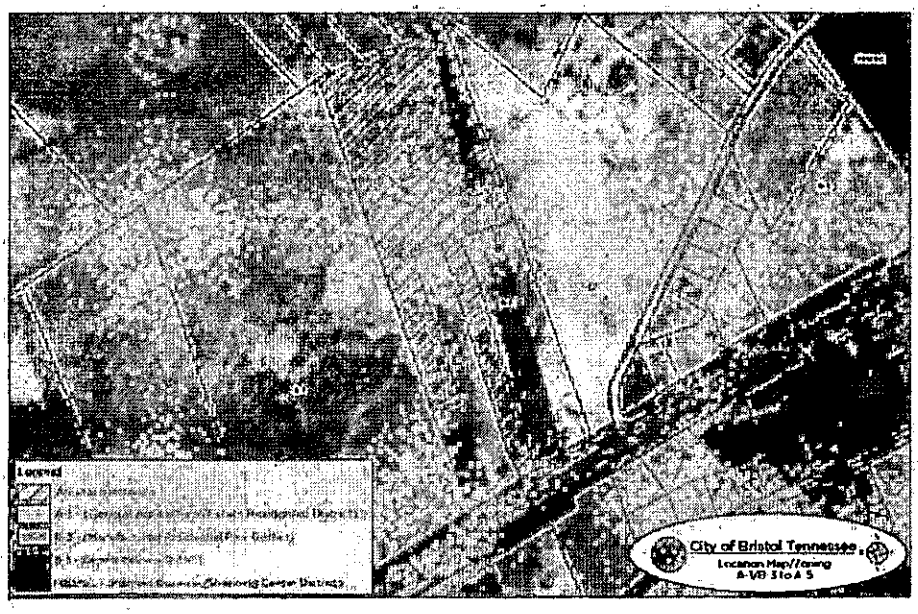
BRISTOL TENNESSEE

STAFF REPORT TO THE PLANNING COMMISSION

RZZ26-632

September 21, 2026

Rezoning Recommendation



SUMMARY		
Owner/Applicant: Michael Bare D/B/A Dayton Investments	**Request:** Rezone (within Urban Growth Boundary) to Sullivan County A-5	**Sanitary Sewer Service:** Private
Location: 2075 Highway 11W	**Existing/Recent Land Use:** Vacant & Residential	**Public Notification:** The notification process is handled by Sullivan County. The sign is on the property.
Tax Map (TM): Sullivan County TM 018, Parcel 90.00	**Future Land Use:** Farming & Residential Home. No Future Development at this time.	**Public Comments on the updated request:** None as of the writing of this report
Acreage: Approximately 12.32 Acres	**Water Service:** City of Bristol	**Planner:** Heather Moore
Zoning: Sullivan County A-1 and Sullivan County B-3		

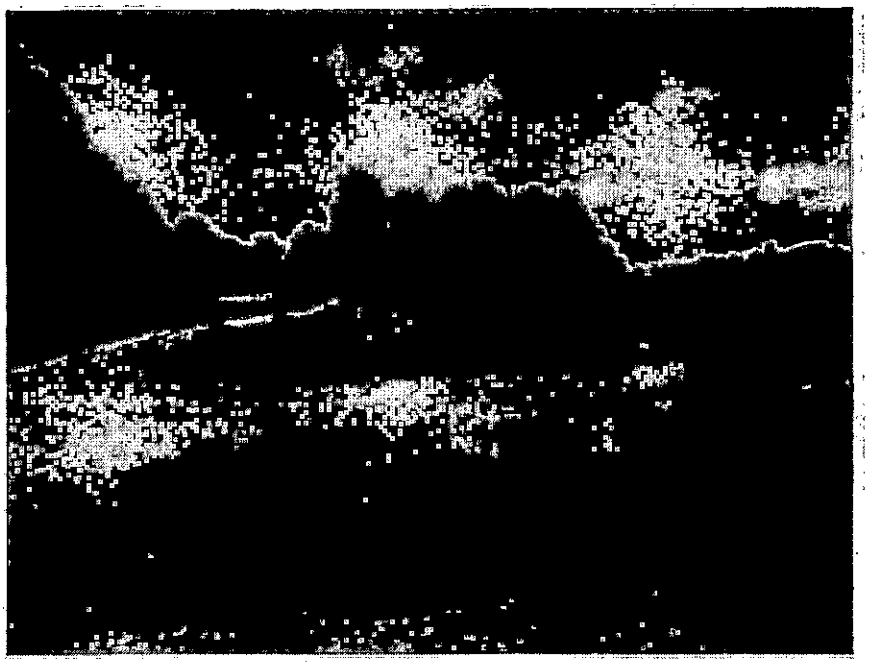
BACKGROUND

Michael Bare, doing business as Dayton Investments, has requested to rezone his property located at 2075 Highway 11W from A-1 (General Agricultural-Estate Residential) and B-3 (General Business Services) to A-5 (Large Tract Rural Residential and General Agricultural District). The requested 12.32 acres, which can be seen on the subdivision plat on the following pages, is a parcel located on the northern side of Highway 11W in Sullivan County in Bristol's Urban Growth Area. The rezoning application lists a purpose of the rezoning which states "Farming & Residential Home. No Future Development at this time."

State law requires the Bristol Tennessee Municipal-Regional Planning Commission to provide a recommendation on the proposed rezoning because the property is located within the city's Urban Growth Boundary. The recommendation will be forwarded to the Sullivan County Commission for final action on October 8, 2026. The following pages include a location map of the subject property, along with current site photographs, to provide additional context for the Planning Commission's consideration.



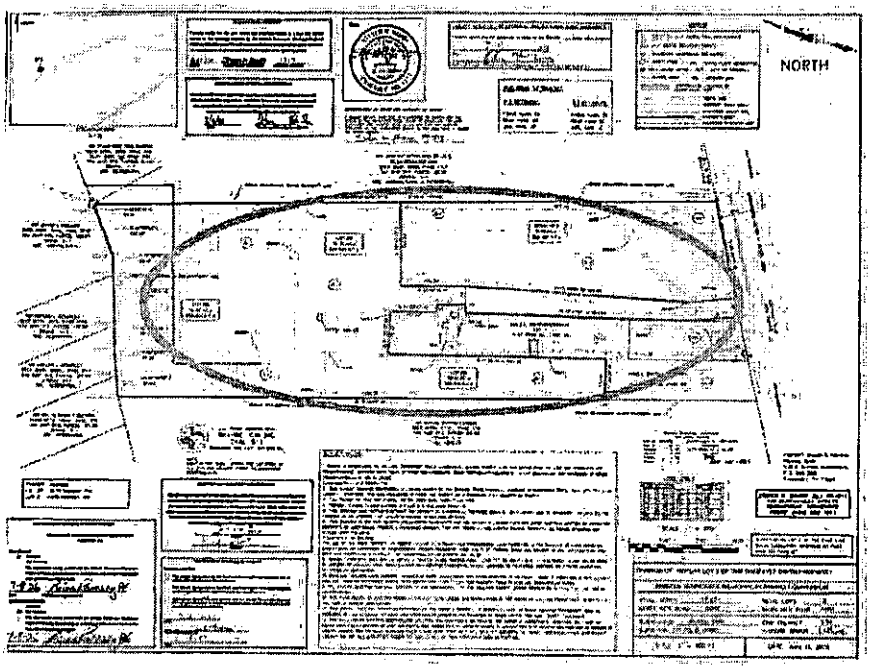
Taken looking towards Highway 11W



Taken from Highway 11W

PREVIOUS ACTIONS

The Division of Replat Lot 2 of The Dale Lyle Smith Property subdivision plat was recorded at Sullivan County PB 60, Pg 467 on July 13, 2026, and the subject is Lot 2R. The plat is copied next.



SPECIFICATIONS

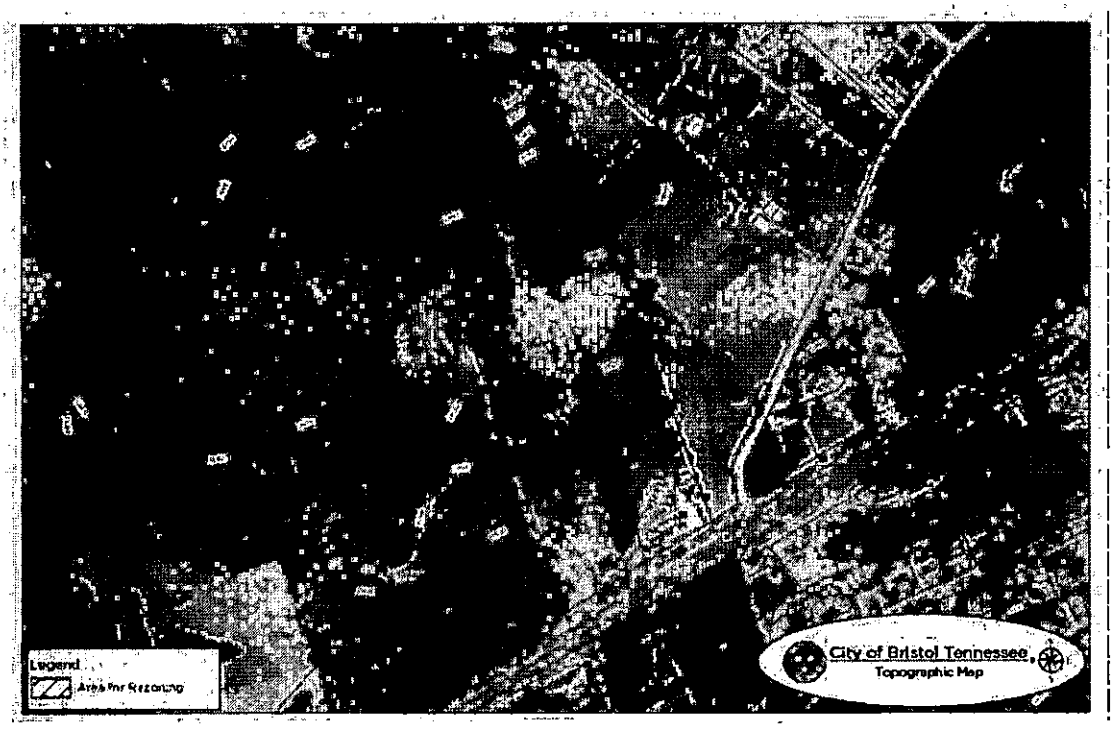
General

The subject property fronts Highway 11W, which is a state roadway that is classified as an arterial. Currently, the site is zoned both Sullivan County A-1 (General Agricultural-Estate Residential) and Sullivan County B-3 (General Business Services). If the rezoning request is approved, the acreage will be zoned A-5.

The Engineering Division reviewed the site, and had the following comments:

1. Water service is available through the City of Bristol.
2. The City of Bristol does not provide sanitary sewer service to this area.

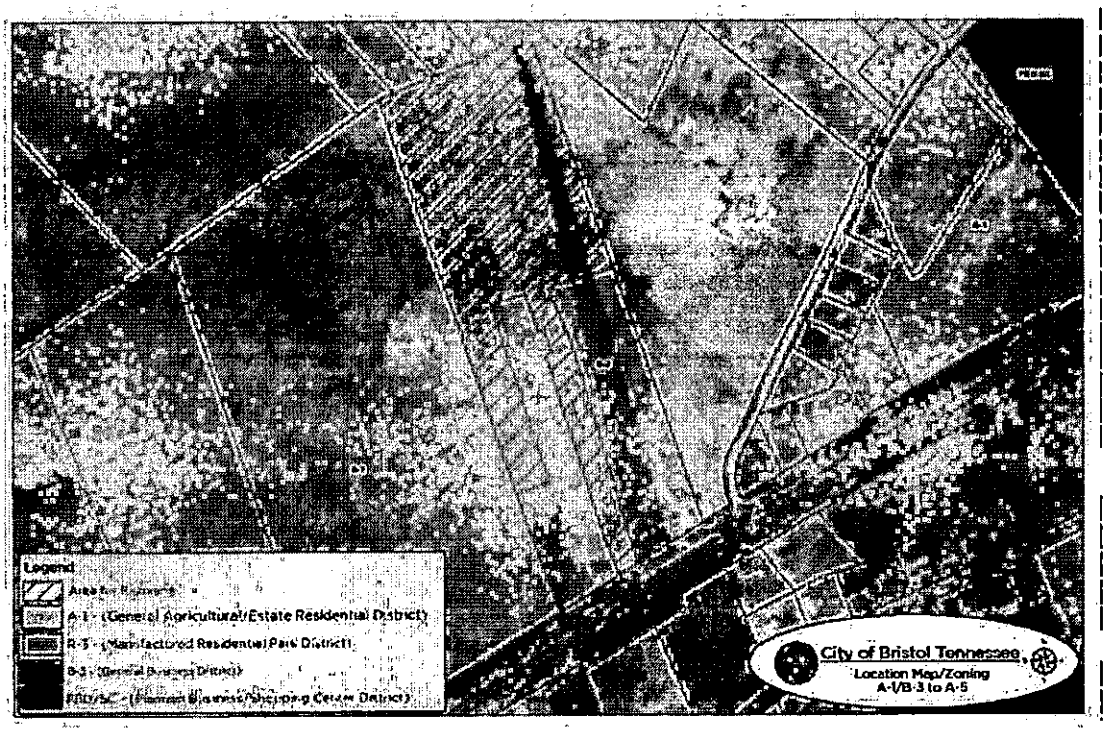
BTES does not serve this area. A topography map of the site is next.



Zoning and Land Use

The zoning of the subject property, surrounding parcels, and existing land uses are shown in the table next.

	Existing Zoning	Existing Land Use
Subject Property	Sullivan County A-1 (General Agriculture-Estate Residential) and Sullivan County B-3 (General Business Services)	Vacant
North	Sullivan County A-1 (General Agriculture-Estate Residential) and Sullivan County B-3 (General Business Services)	Residential
South	Across Highway 11W, Sullivan County A-1 (General Agriculture-Estate Residential)	Residential, Commercial, Farming
East	Sullivan County A-1 (General Agriculture-Estate Residential)	Residential, Farming, Closed business, Commercial
West	Sullivan County A-1 (General Agriculture-Estate Residential)	Closed Business, Residential



Bristol Planning Commission first saw the A-5 district when it was being created, in December 2019. It remains a district with only a few parcels rezoned to A-5. It is important to note that if rezoned, any use permitted in the A-5 zone could be placed on the property. Per Sullivan County Zoning Resolution, the requested A-5 district is intended to provide for a small list of uses, among them single-family residential and farming. The uses in this district will fit well with the neighborhood's current uses.

The surrounding community has both residential and non-residential uses. While residential is the main use, Smith's Coal & Mulch to the west of the subject, closed in 2015. Alliance Tow & Repair and Bristol Glass are located across Highway 11W. Deck Valley Church is located nearby on Deck Valley Road to the south. Agricultural and residential uses surround the site also.

The stated purpose of the A-5 (Large Tract Rural Residential and General Agricultural District) zone is to "preserve small working farm tracts and low density residential so as to protect natural resources and conserve lands not suitable for high density development." Mr. Bare explained during a telephone discussion with staff on September 8, 2026, that he plans to build a personal residence on the site and to farm livestock.

A quick look at density standards can also be compared:

A-1 District (with public water) lot minimum – 1 acre (1 dwelling unit per acre)

B-3 District lot minimum – 10,000 sf

A-5 District lot minimum – 5 acres (1 dwelling unit per 5 acres)

In general terms this is considered an act of "downzoning". The dimensional requirements for general development in the A-5 district are more restrictive than in A-1 and B-3, requiring more space and less density for development. Moving from A-1 and B-3 to A-5 zoning works to maintain and protect the rural and agriculture nature of the property and the neighborhood.

Land Use Plan and Policy

The City of Bristol Future Land Use Map indicates the northern majority will be developed as low density residential as shown below. The Map indicates the southern portion will develop as commercial development.



Staff analysis concludes that the requested rezoning to A-5 agrees with the Future Land Use Plan and Policy. While the southern portion of the rezoning request does not agree with Bristol Future Land Use Map, the Map and Plan do not follow property lines and the portion that shows future commercial covers a minority of the subject area. The majority of the land agrees with Bristol Future Land Use Map.

In case spot zoning is discussed, a 3-prong approach can be used to determine if the rezoning request could be considered a spot zoning:

- The A-5 district is not adjacent. The new A-5 zone list of uses is not a use classification different from the majority of surrounding uses. This does not suggest spot zoning.

- The reason for the rezoning request would benefit or pose no harm to the community and city as well as the applicant. This does not suggest spot zoning.
- The rezoning would be consistent with the Future Land Use Plan. This does not suggest spot zoning.

The rezoning request is not spot zoning.

REVIEW/APPROVAL PROCESS – NEXT STEPS

Staff will communicate the Bristol Municipal Regional Planning Commission's recommendation to the Sullivan County Commission. The Sullivan County Commission is scheduled to hear this request on October 8, 2026.

Heather Moore, AICP
Planner

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: August 14, 2026

Property Owner: Michael Bare D/B/A Dayton Investments

Address: P.O. Box 3821 Kingsport, TN

Phone number: (423) 963-6734 Email: mike@bdm-construction.com

Property Identification

Tax Map: 018 Group: Parcel: 90.00 (Lot 3)

Zoning Map: Sullivan Co. Zoning District: A1&B3 Proposed District: A5 Civil District: 6th

Property Location: 2075 Highway 11W Bristol, TN 37620 Commission District:

Purpose of Rezoning: Farming & Residential Home. No Future Development at this time

Meetings

Planning Commission:

Place: Ewell Easley Municipal Annex Bldg, 104 8th St. Bristol TN 37620

Date: 21 September 2026 Time: 5:00 PM

Approved _____ Denied: _____

County Commission:

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

Date: 8 October 2026 Time: 6:00 PM

Approved: _____ Denied: _____

DEED RESTRICTIONS

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

Owner's Signature: _____ Date: 8/14/26

Notary Public: Kelsey Webster My Commission Expires: 5/2/27

KELSEY WEBSTER STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/02/2027 SULLIVAN COUNTY

CROWE DANIEL WAYNE
2112 HWY 11W
BRISTOL TN 37620

SMITH DALE L
2093 HWY 11W
BRISTOL TN 37620

ROWLAND JAMES E JR L/E &
GLEN ROWLAND R/M
2861 W AURORA CT
MONROVIA IN 46157

CROWE PAUL F SR ETUX L/E &
PAUL F CROWE JR R/M
430 DECK VALLEY RD
BRISTOL TN 37620

RITCHIE ELIZABETH ASHLEE
414 DECK VALLEY RD
BRISTOL TN 37620

HAIR DANIEL
1681 HWY 126
BRISTOL TN 37620

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: August 14, 2026

Property Owner: Michael Bare D/B/A Dayton Investments

Address: P.O. Box 3821 Kingsport, TN

Phone number: (423) 963-6734 Email: mike@bdm-construction.com

Property Identification

Tax Map: 018 Group: Parcel: 90.00 (Lot 3)

Zoning Map: Sullivan Co. Zoning District: A1&B3 Proposed District: A5 Civil District: 6th

Property Location: 2075 Highway 11W Bristol, TN 37620 Commission District:

Purpose of Rezoning: Farming & Residential Home..No Future Development at this time

Meetings

Planning Commission:

Place: Ewell Easley Municipal Annex Bldg, 104 8th St, Bristol TN 37620

Date: 21 September 2026 Time: 5:00 PM

Approved: _____ Denied: _____

County Commission:

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

Date: 8 October 2026 Time: 6:00 PM

Approved: _____ Denied: _____

PD CC 8203
#42025

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: _____ Date: 8/14/26

Notary Public: Kelsey Webster

KELSEY WEBSTER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/02/2027
SULLIVAN COUNTY

My Commission Expires: 5/2/27

Sulli n County - Parcel: 018 90.00



Date: August 19, 2026

County: SULLIVAN
Owner: SMITH DALE L
Address: HWY 11W 2093
Parcel ID: 018 090.00
Deeded Acreage: 17.42
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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.

0213

e Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
/8/2026	$292,500	3695	509	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
/25/1993	$0	939C	16		-	-
/22/1989	$0	662	461		-	-
/12/1986	$0	517C	471		-	-
0/8/1985	$0	WB37	1		-	-

and Information

ted Acres: 17.42 Calculated Acres: Total Land Units: 17.42

and Code	Soil Class	Unit
6 - ROTATION	A	2.2
4 - [illegible]URE	A	4.0
2 - WOODLAND 2	G	4.5
2 - WOODLAND 2	A	5.7
2 - WOODLAND 2	P	1.0

0214

ullivan (082)
ax Year 2026 | Reappraisal 2025

Jan 1 Owner
SMITH DALE L
2093 HWY 11W
BRISTOL TN 37620

Current Owner
BARE MICHAEL D/B/A
DAYTON INVESTMENTS
P.O. BOX 3821
KINGSPORT TN 37660

HWY 11W 2093

Ctrl Map:	Group:	Parcel:	PI:	SI:
018		090.00		000

alue Information

ind Market Value:	$180,200	**Land Use Value:**	$27,500
iprovement Value:	$0	**Improvement Value:**	$0
rtal Market Appraisal:	$180,200	**Total Use Appraisal:**	$27,500
		Assessment Percentage:	25%
		Assessment:	$6,875

ubdivision Data

ibdivision:
V OF DALE L SMITH PROPERTY

st Book:	**Plat Page:**	**Block:**	**Lot:**
1	87		2

dd' ıal Information

ene. al Information

ass: 11 - Agricultural
ty #:
ıecial Service District 1: 000
strict: 06
ımber of Buildings: 0
ilities - Water/Sewer: 11 - INDIVIDUAL / DIVIDUAL
ilities - Gas/Gas Type: 00 - NONE
City:
Special Service District 2: 000
Neighborhood: A01
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning: A-1

utbuildings & Yard Items

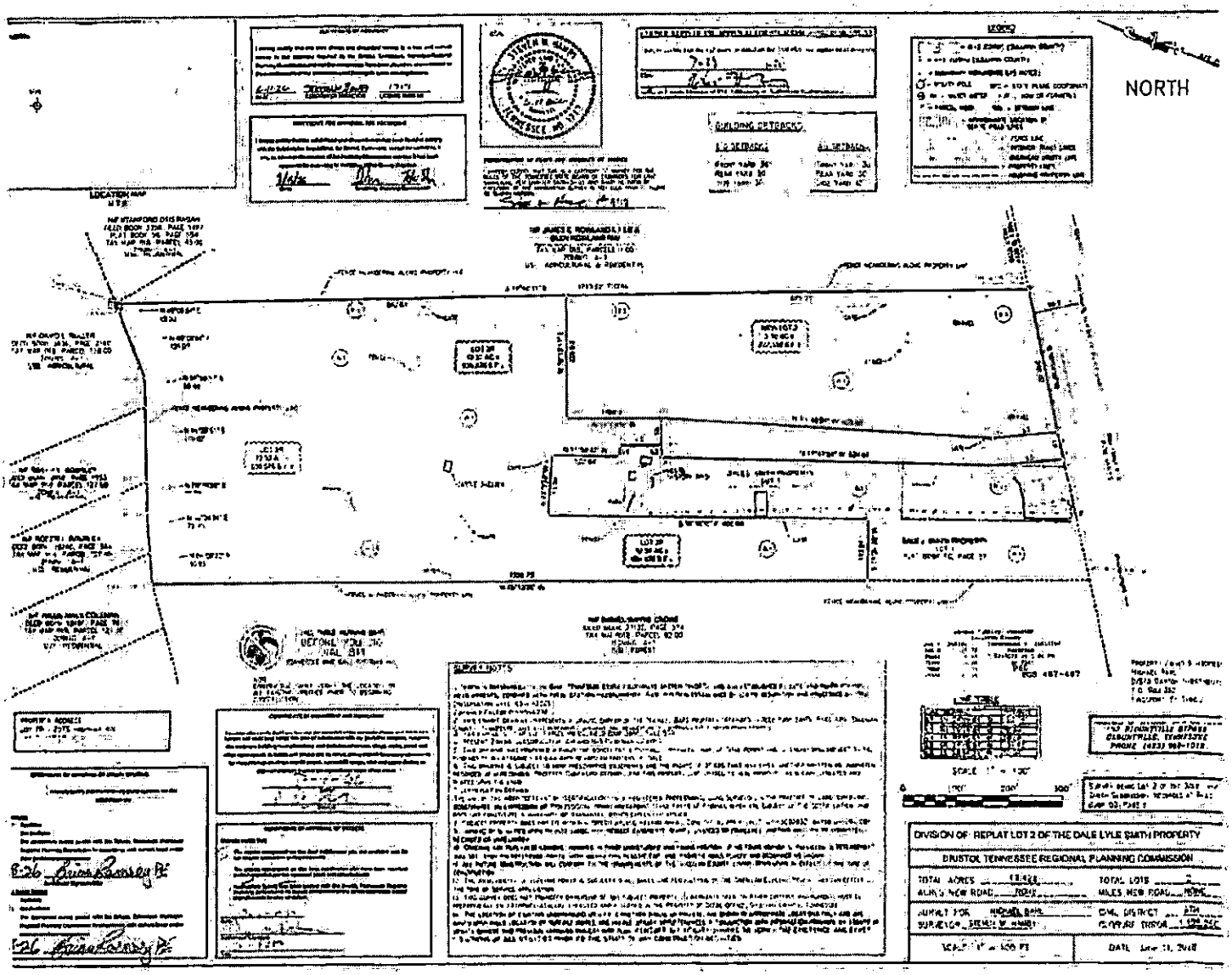
uilding #	**Type**	**Description**	**Area/Units**

ale Information

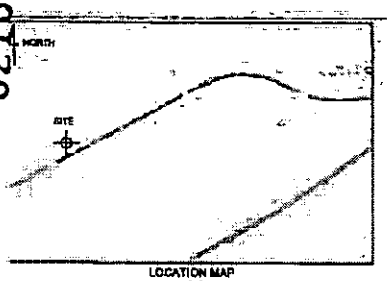
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and Information

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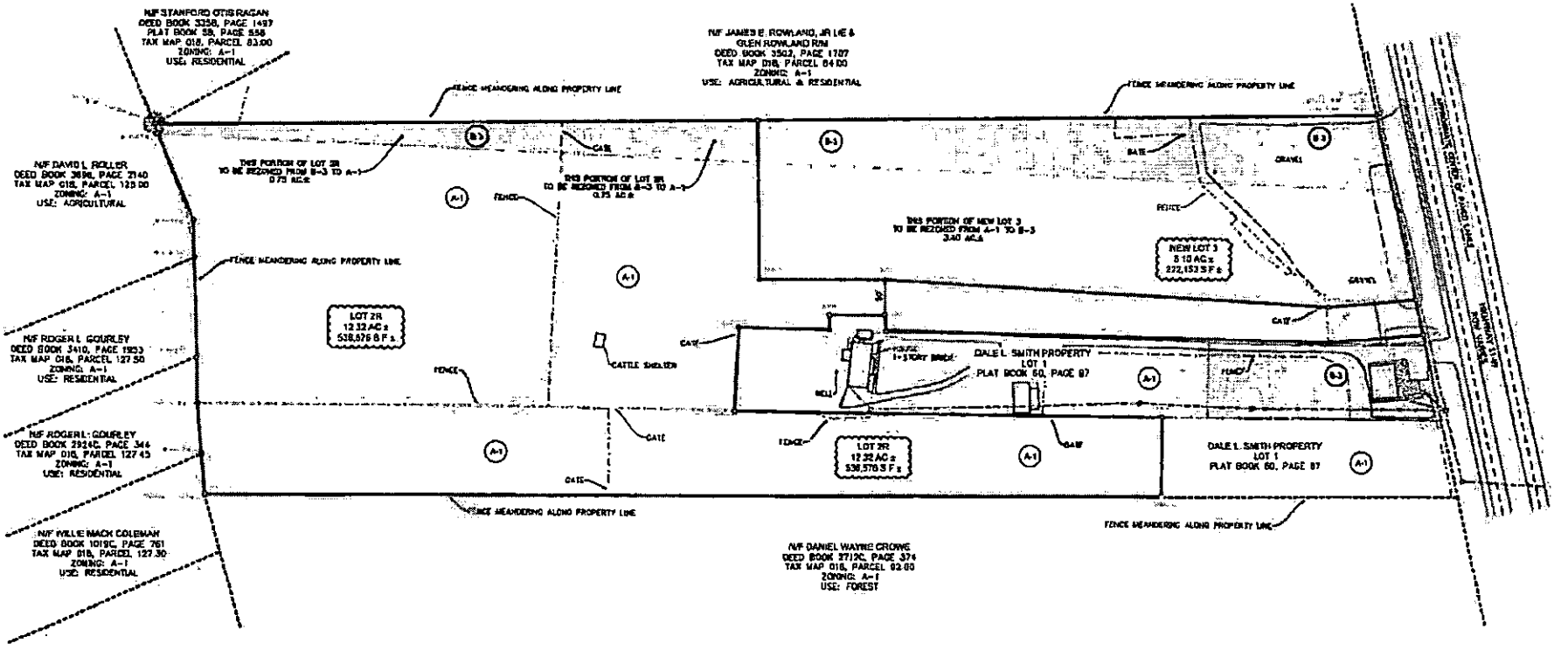

NORTH
BUILDING SETBACKS
DIVISION OF REPLAT LOT 2 OF THE DALE LYLE SMITH PROPERTY
BRISTOL TENNESSEE REGIONAL PLANNING COMMISSION

0216



LOCATION MAP
NTS

NORTH



SCALE: 1" = 100'

0' 100' 200' 300'

MICHAEL BARE PROPERTY REZONING SKETCH

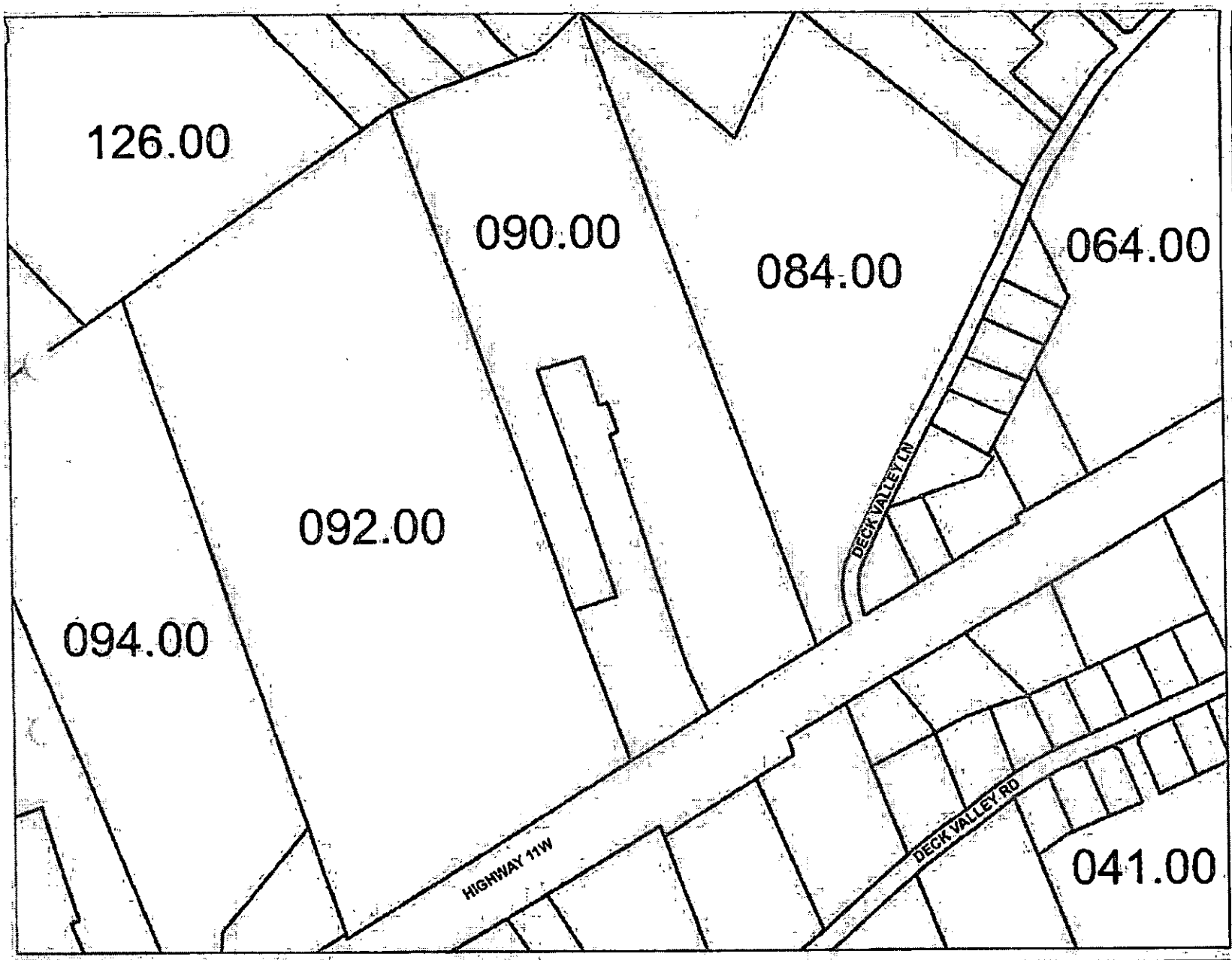
DEED BOOK 3695, PAGE 509
PLAT BOOK 60, PAGE 487
TAX MAP 018, PARCEL 90.00

PROPERTY ADDRESS
LOT 2R - 2075 HIGHWAY 11W
LOT 3 - 2069 HIGHWAY 11W

BUILDING SETBACKS:

B-3 SETBACKS:	A-1 SETBACKS:
FRONT YARD 30'	FRONT YARD 30'
REAR YARD 30'	REAR YARD 30'
SIDE YARD 30'	SIDE YARD 12'

0217



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

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

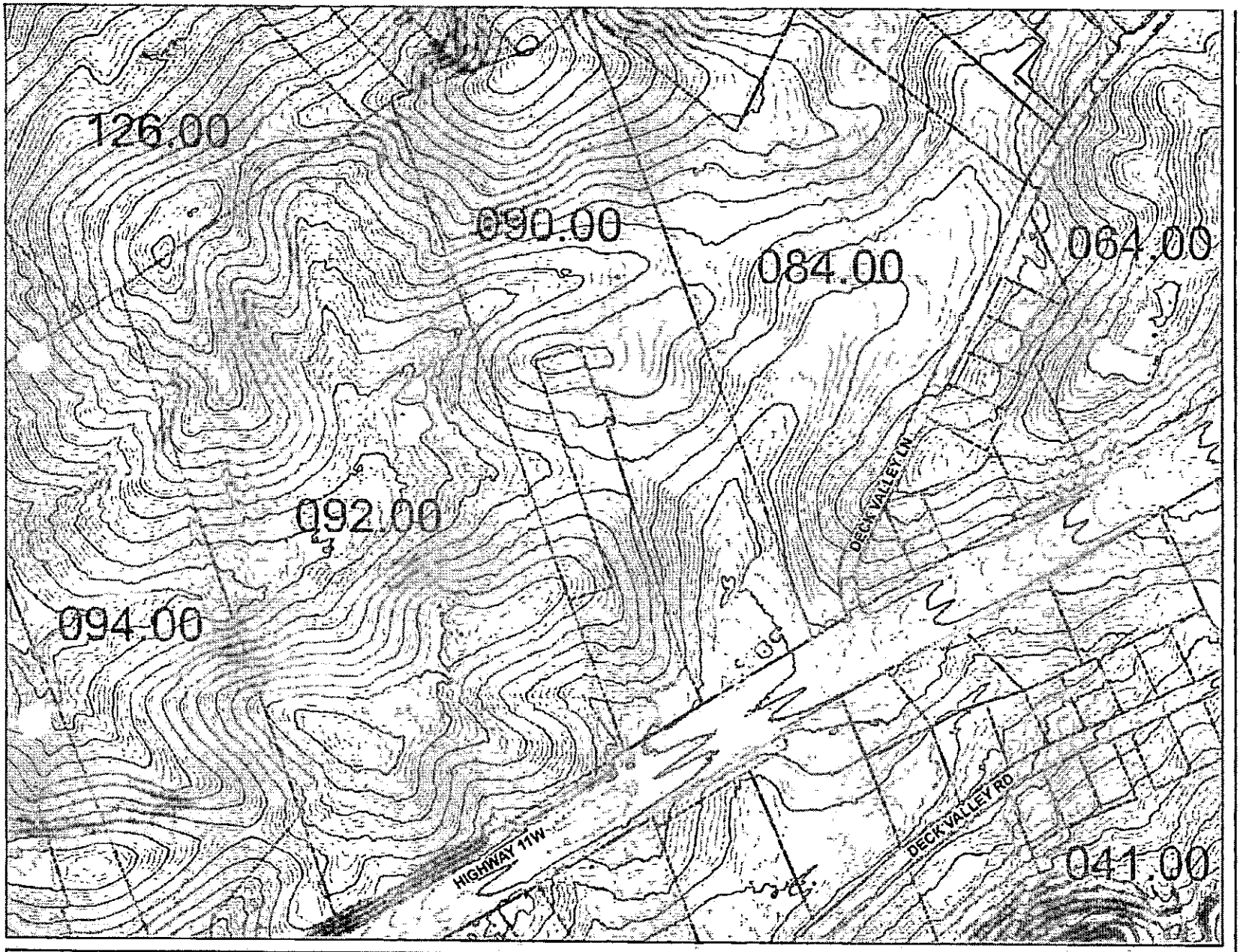
Sullivan County, TN
Planning and Codes Dept.

Feet
0 350

N

County Line
Parcel Lines
Bristol UGB

0218



Sullivan County, TN
Planning and Codes Dept.

Feet
0 350

N

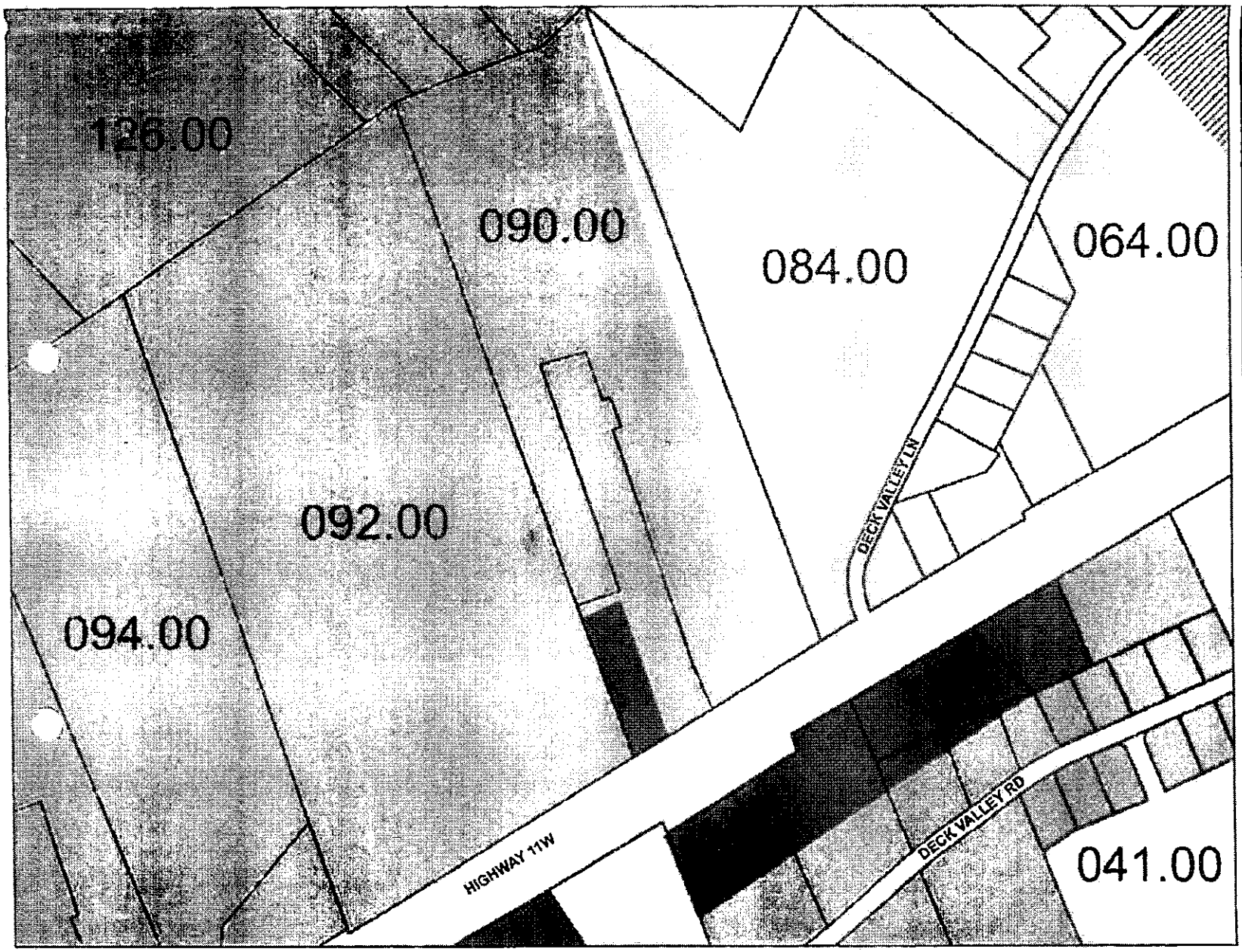
County Line

Parcel Lines

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

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0219



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

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- County Line
- Parcel Lines

Land Use Plan: 2006-2026

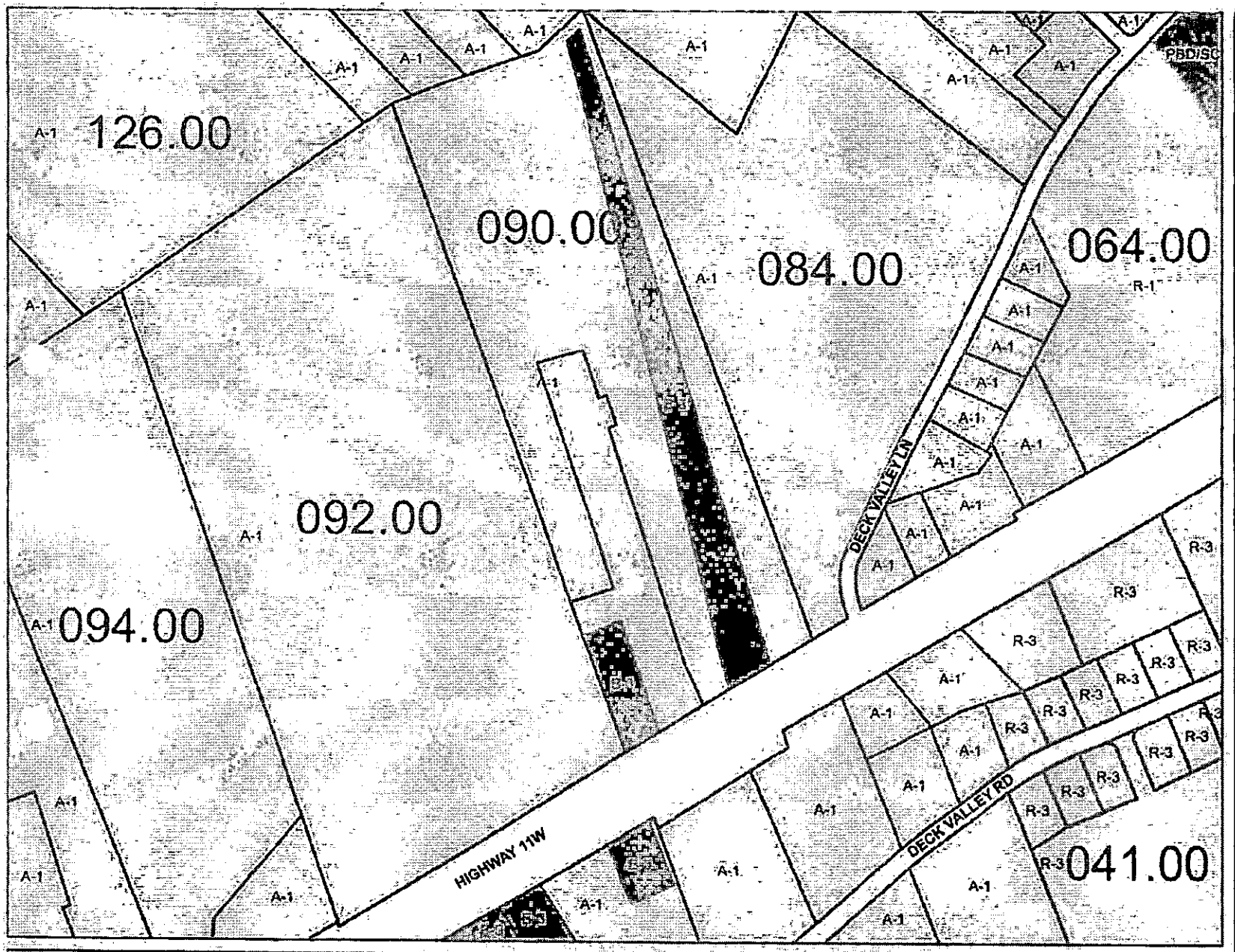
- Ag / Single Fam Res
- Ag / Open Space
- Neighborhood Comm
- Blountville-Mixed Use
- General Commercial
- Corridor Commercial
- Manufac-Light Ind
- High Impact Use
- Plan Corridor Comm
- Plan General Comm
- Plan Manufac-Lt Ind
- Plan Manufac-Hvy Ind
- Plan Unit Devel
- Low Density Res
- Medium Density Res
- High Density Res
- Mobile Home Park
- Water

Sullivan County, TN
Planning and Codes Dept.

Feet
0 350

N

0220



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

Notice:
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- County Line
- Parcel Lines

Current Zoning

- A-1
- A-2
- A-5
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PAD
- PBD-3
- PBD/SC
- PMD-1
- PMD-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- RRC
- Water

Sullivan County, TN
Planning and Codes Dept.

Feet
0 350

N

Case #3

A-1/B-3 to B-3

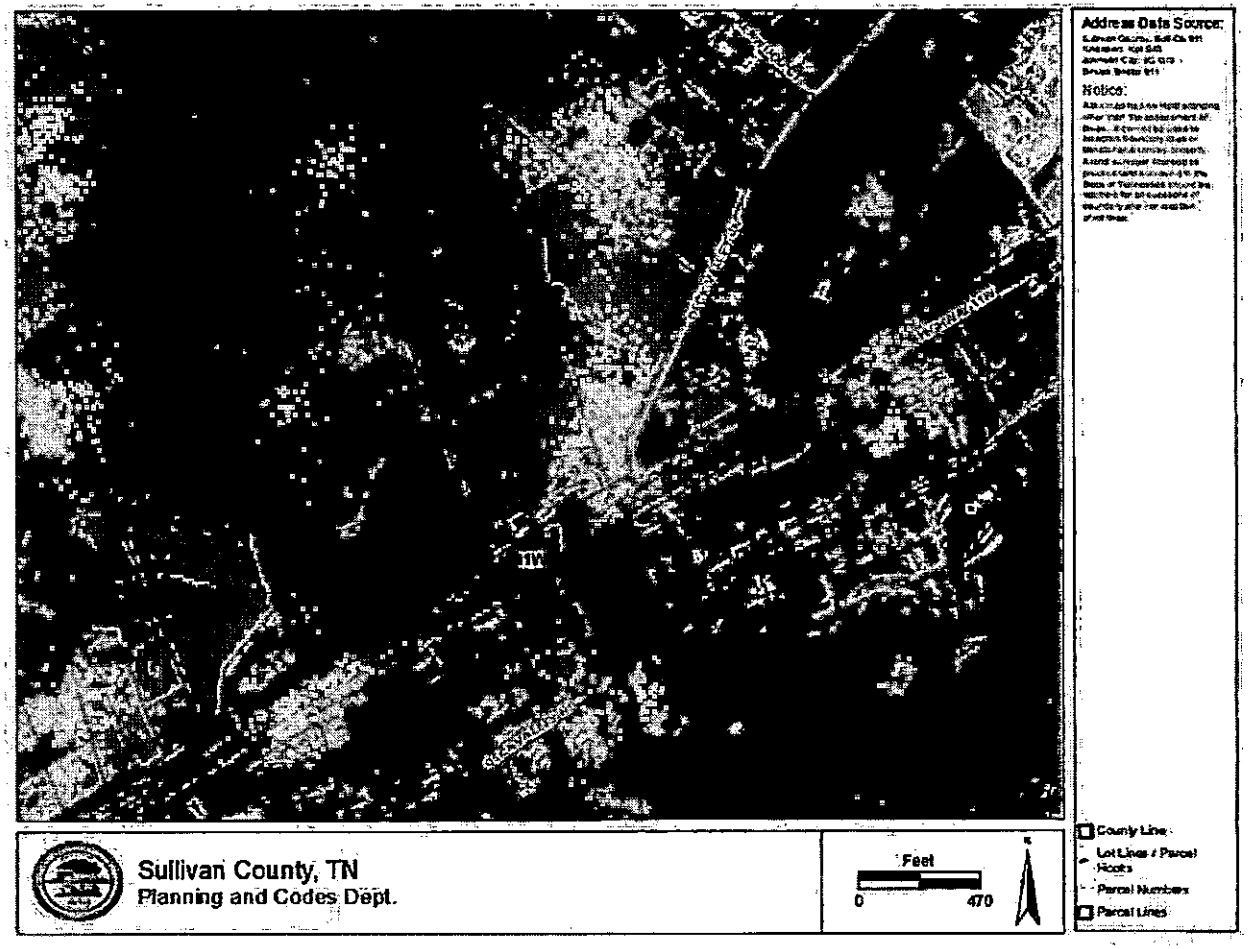
A-1 (General Agricultural/Estate Residential District) / B-3 (General Business Service District) to B-3 (General Business Service District) for the purpose of Farming and a Residential Home Site.
Tax Map 018, Parcel 090.00

for Michael Bare D/B/A Dayton Investments

Bristol Regional Planning Commission voted to send an unfavorable recommendation to the County Commission

2075 HWY 11W, Bristol

Civil District 6th
Commission District 6th
(Johnson, Pullon, Harshbarger Jr.)



ROLL CALL VOTE

Zoning Case #3

MICHAEL BARE dba DAYTON INVESTMENTS

2069 HWY 11W BRISTOL, TN

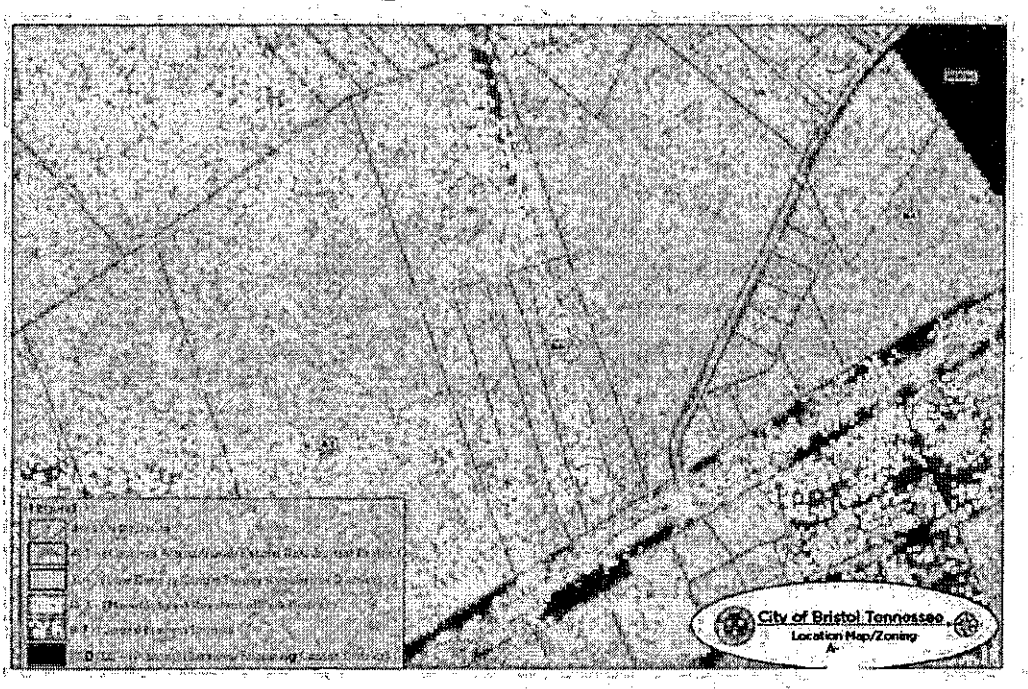
A-1/B-3 TO B-3

ABSENT		YES	NO	ABSTAIN	PASS
	AKARD	X			
	BOOMERSHINE	X			
	CARR	X			
	COLE	X			
	CRAWFORD	X			
	CROSS	X			
	CROSSWHITE	X			
	DERRICK	X			
	GARDNER	X			
	GOLDEN	X			
	HARSHBARGER	X			
	HARVEY	X			
	HAYES	X			
	HODGES	X			
	IRESON	X			
	JOHNSON	X			
	JONES	X			
	KING	X			
	LOCKE	X			
	PULLON	X			
	THOMAS	X			
	THOMPSON	X			
	VANCE	X			
	WARD	X			
		24			
ABSENT		YES	NO	ABSTAIN	PASS

BRISTOL TENNESSEE

STAFF REPORT TO THE PLANNING COMMISSION
RZZ26-631
September 21, 2026

Rezoning Recommendation



SUMMARY

Owner:
Michael Bare D/B/A Dayton Investments

Applicant:
Michael Bare

Location: 2069 Highway 11W

Tax Map (TM):
Sullivan County TM 018, Parcel 90.10

Acreage: Approximately 3.40 Acres

Zoning: Sullivan County A-1 and Sullivan County B-3

Request:
Rezone (within Urban Growth Boundary) to Sullivan County B-3

Existing/Recent Land Use:
Previous mini storage building business

Future Land Use:
Office & Mini-Warehouse Facility

Water Service:
City of Bristol

Sanitary Sewer Service:
Private

Public Notification:
The notification process is handled by Sullivan County. The sign is on the property.

Public Comments on the updated request: None as of the writing of this report

Planner:
Heather Moore

BACKGROUND

Michael Bare, doing business as Dayton Investments, has requested to rezone his property located at 2069 Highway 11W from A-1 (General Agricultural-Estate Residential) and B-3 (General Business Services) to B-3 (General Business Services). The requested acreage, which can be seen on the subdivision plat on the following pages, is a parcel located on the northern side of Highway 11W in Sullivan County in Bristol's Urban Growth Area. The rezoning application lists a purpose of the rezoning which states "office and mini-warehouse facilities".

State law requires the Bristol Tennessee Municipal-Regional Planning Commission to provide a recommendation on the proposed rezoning because the property is located within the city's Urban Growth Boundary. The recommendation will be forwarded to the Sullivan County Commission for final action on October 8, 2026. The following pages include a location map of the subject property, along with current site photographs, to provide additional context for the Planning Commission's consideration.



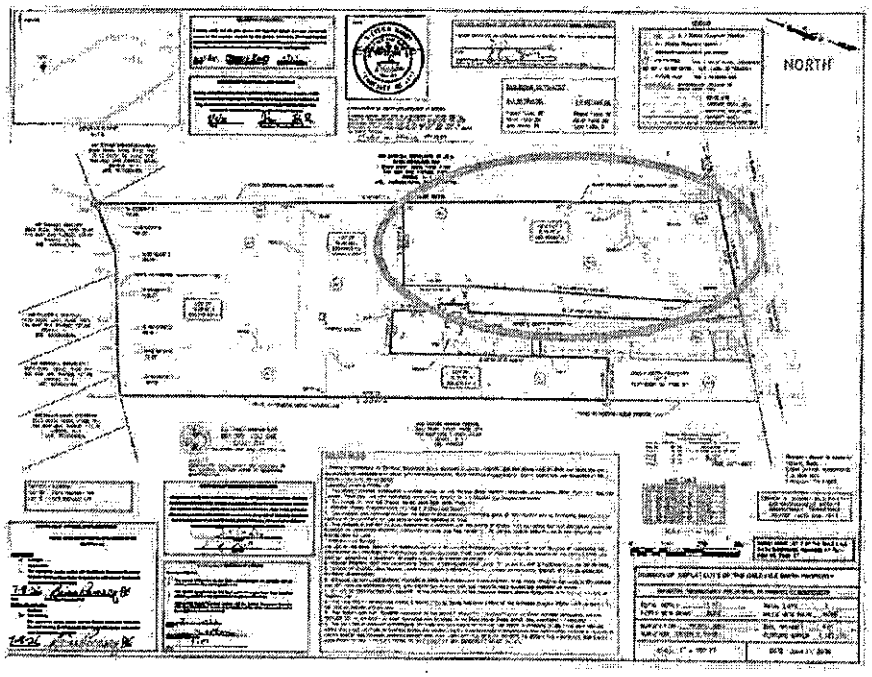
Taken from Highway 11W looking northeast



Taken from Highway 11W looking north

PREVIOUS ACTIONS

The Division of Replat Lot 2 of The Dale Lyle Smith Property subdivision plat was recorded at Sullivan County PB 60, Pg 467 on July 13, 2026, and the subject is New Lot 3. The plat is copied next.



SPECIFICATIONS

General

The subject property fronts Highway 11W, which is a state roadway that is classified as an arterial. The rezoning proposal contains approximately 3.40 acres. Currently, the site is zoned both Sullivan County A-1 (General Agricultural-Estate Residential) and Sullivan County B-3 (General Business Services). If the rezoning request is approved, the entire parcel would be zoned B-3.

The Engineering Division reviewed the site, and had the following comments:

1. Water service is available through the City of Bristol.
2. The City of Bristol does not provide sanitary sewer service to this area.

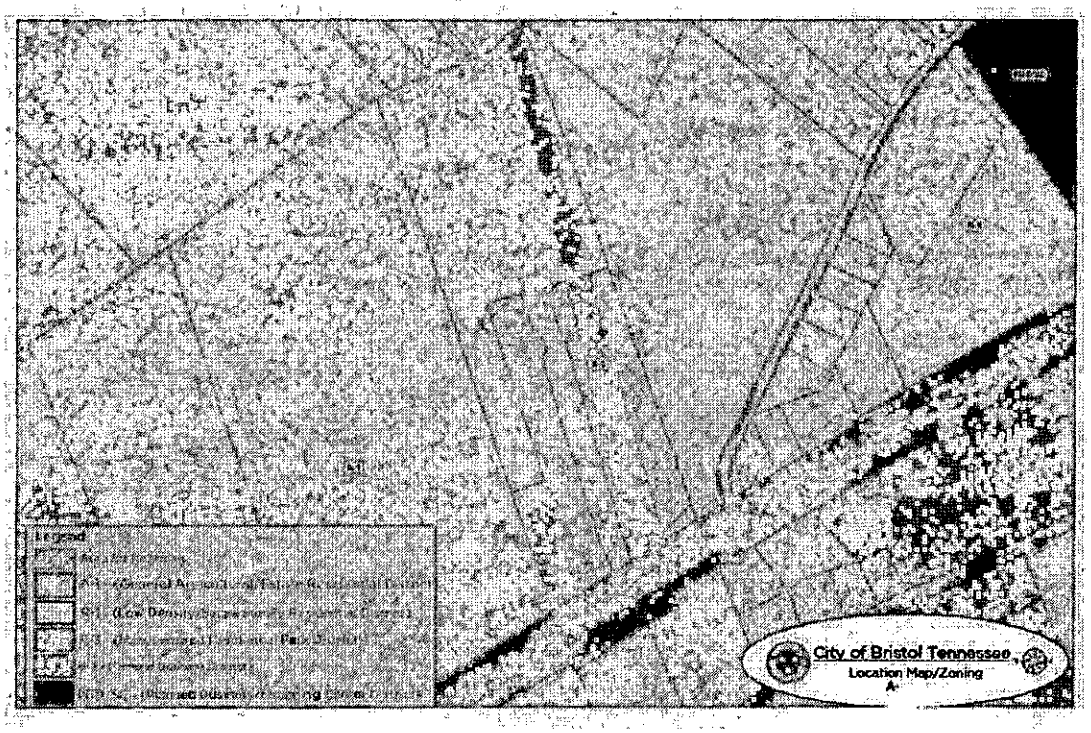
BTES does not serve this area. A topography map of the site is next.



Zoning and Land Use

The zoning of the subject property, surrounding parcels, and existing land uses are shown in the table next.

	Existing Zoning	Existing Land Use
Subject Property	Sullivan County A-1 (General Agriculture-Estate Residential) and Sullivan County B-3 (General Business Services)	Vacant
North	Sullivan County A-1 (General Agriculture-Estate Residential) and Sullivan County B-3 (General Business Services)	Vacant
South	Across Highway 11W, Sullivan County A-1 (General Agriculture-Estate Residential)	Residential, Commercial, Farming
East	Sullivan County A-1 (General Agriculture-Estate Residential)	Residential, Farming, closed business, Commercial
West	Sullivan County A-1 (General Agriculture-Estate Residential)	Residential



B-3 zoning is adjacent to the subject property as well as being located in the surrounding community. Per Sullivan County Zoning Resolution 4-101.2, Purposes of Commercial Districts, the B-3, General Business Service District is designed to provide for a wide range of commercial uses concerned with retail trade and consumer services; amusement and entertainment establishments; automotive and vehicular service establishments; transient sleeping accommodations; drive-in stores; eating and drinking places, financial institutions; and offices. The uses in this district service a broad market spectrum and, therefore, ease of automotive access is a requirement. However, it is not intended that this district permit uses, which generate large volumes of truck traffic. Community facilities and utilities necessary to serve these districts or uses necessary for the general community welfare are also permitted. Appropriate open space between commercial and agricultural or residential areas is required. New B-3 districts should be located near or be contiguous with existing commercial districts along arterial or major collector routes. Allowable B-3 uses will fit well with the neighborhood's current zones and uses. Existing residential, agricultural, and commercial uses in the neighborhood surround the site, in A-1 and B-3 zoning. Smith's Coal & Mulch lies to the west of the subject, closed in 2015. Alliance Tow & Repair and Bristol Glass are located across Highway 11W. Deck Valley Church is located nearby on Deck Valley Road to the south.

Mr. Bare explained during a September 8, 2026 telephone discussion with staff that he plans to build two (2) warehouse buildings here. Self-Storage/Mini-Warehouse Facilities is shown in Sullivan County Zoning Resolution Table 4-102A, Uses and Structures Allowable Within Mixed Use and Commercial Districts, as a permitted use in B-3.

A quick look at Sullivan County Zoning Resolution density standards can also be compared:

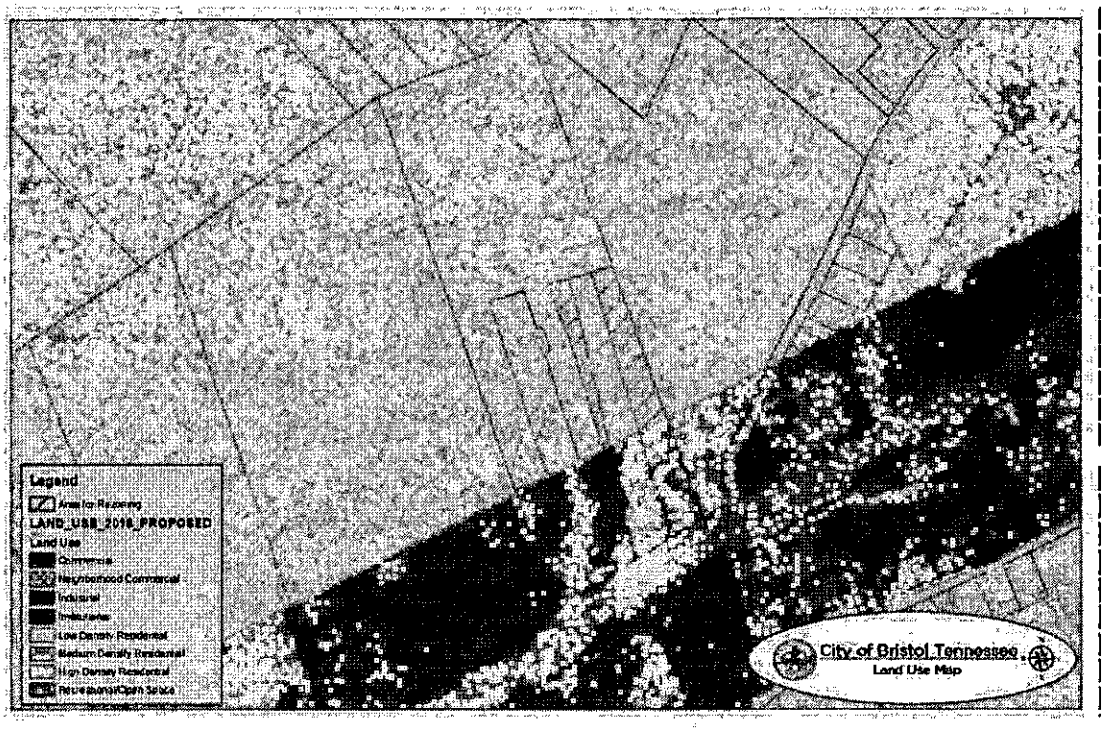
A-1 District (with public water) lot minimum – 1 acre (1 dwelling unit per acre)

B-3 District – 10,000 sf

In general terms, B-3 density requirements would allow for much more development than the A-1 district. B-3 lot minimums are much smaller than the required A-1 acre. This would allow for additional nonresidential or commercial use along Highway 11W.

Land Use Plan and Policy

The City of Bristol Future Land Use Map indicates the northern majority will be developed as low density residential as shown below. The Map indicates the southern portion will develop as commercial development. Land Use Policy 3 is to sustain existing commercial areas while providing for adequate and compatible growth and expansion. A supporting bullet is to provide for connectivity and shared features between business developments. Provide for the continued growth and expansion of commercial corridors.



Staff analysis concludes that the requested rezoning to B-3 agrees with the Future Land Use Plan and Policy.

In case spot zoning is discussed, a 3-prong approach can be used to determine if the rezoning request could be considered spot zoning:

- The adjacent B-3 zoning and list of uses would not be a use classification different from the majority of surrounding uses. This does not suggest spot zoning.
- The reason for the rezoning request, which is along a state roadway with arterial classification, would benefit the community and city as well as the applicant. This does not suggest spot zoning.
- The rezoning is considered consistent with the Future Land Use Plan. This does not suggest spot zoning.

The rezoning request is not spot zoning.

REVIEW/APPROVAL PROCESS – NEXT STEPS

Staff will communicate the Bristol Municipal Regional Planning Commission's recommendation to the Sullivan County Commission. The Sullivan County Commission is scheduled to hear this request on October 8, 2026.

Heather Moore, AICP
Planner

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: August 14, 2026

Property Owner: Michael Bare D/B/A Dayton Investments

Address: P.O. Box 3821 Kingsport, TN

Phone number: (423) 963-6734 Email: mike@bdm-construction.com

Property Identification

Tax Map: 018 Group: Parcel: 90.00 (Lot 3)

Zoning Map: Sullivan Co. Zoning District: A1&B3 Proposed District: B3 Civil District: 6th

Property Location: 2069 Highway 11W Bristol, TN 37620 Commission District:

Purpose of Rezoning: Office & Mini-Warehouse Facility

Meetings

Planning Commission:

Place: Ewell Easley Municipal Annex Bldg, 104 8th St, Bristol TN 37620

Date: 21 September 2026 Time: 5:00 PM

Approved: _____ Denied: _____

County Commission:

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

Date: 8 October 2026 Time: 6:00 PM

Approved: _____ Denied: _____

PC $353
42085

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: _____ Date: 8/14/26

Notary Public: Kelsey Webster My Commission Expires: 5/2/27

KELSEY WEBSTER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/02/2027
SULLIVAN COUNTY

Print

SULLIVAN COUNTY CODES DEPT.

0232

www.webfeepay.com

Date & Time: 2026-08-19 14:08:04
Receipt #: 169185513
Auth #: 05382G

Customer Name: Bare/Michael
Card Number: XXXXXXXXXXXX7818
Station ID: 4283

Item	Amount	Convenience Fee	Total
zone	556.00	15.29	$571.29

Subtotal	$556.00
Fee	$15.29
Total	$571.29

Signature: _____

I AGREE TO PAY THE ABOVE TOTAL CHARGE PER CARD ISSUER AGREEMENT.

Website Powered By  Software Technology

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Property Owner: Michael Bare D/B/A Dayton Investments

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Phone number: (423) 963-6734 Email: mike@bdm-construction.com

Property Identification

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Planning Commission:

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Date: 21 September 2026 Time: 5:00 PM

Approved: _____ Denied: _____

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

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Owner's Signature: _____ Date: 8/14/26

Notary Public: Kelsey Webster My Commission Expires: 5/2/27

KELSEY WEBSTER STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/02/2027 SULLIVAN COUNTY

0234

ullivan (082)	Jan 1 Owner	Current Owner	HWY 11W 2093
ax Year 2026 | Reappraisal 2025	SMITH DALE L 2093 HWY 11W BRISTOL TN 37620	BARE MICHAEL D/B/A DAYTON INVESTMENTS P.O. BOX 3821 KINGSPORT TN 37660	Ctrl Map: 018 / Group: / Parcel: 090.00 / PI: / SI: 000

alue Information

nd Market Value:	$180,200	Land Use Value:	$27,500
provement Value:	$0	Improvement Value:	$0
tal Market Appraisal:	$180,200	Total Use Appraisal:	$27,500
		Assessment Percentage:	25%
		Assessment:	$6,875

ubdivision Data

ubdivision:
V OF DALE L SMITH PROPERTY

at Book:	Plat Page:	Block:	Lot:
	87		2

dd. al Information

eneral Information

aas: 11 - Agricultural
ty #:
ecial Service District 1: 000
strict: 06
mber of Buildings: 0
ilities - Water/Sewer: 11 - INDIVIDUAL / DIVIDUAL
ilities - Gas/Gas Type: 00 - NONE
City:
Special Service District 2: 000
Neighborhood: A01
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning: A-1

utbuildings & Yard Items

uilding #	Type	Description	Area/Units

ale Information

ng Sale Information list on subsequent pages

and Information

ng Information list on subsequent pages

ale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
/8/2026	$292,500	3695	509	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
/25/1993	$0	939C	16		-	-
/22/1989	$0	682	481		-	-
/12/1986	$0	517C	471		-	-
0/8/1985	$0	WB37	1		-	-

and Information

ted Acres: 17.42 **Calculated Acres:** **Total Land Units:** 17.42

and Code	Soil Class	Unit
6 - ROTATION	A	2.2
4 TURE	A	4.0
2 - WOODLAND 2	G	4.8
2 - WOODLAND 2	A	5.7
2 - WOODLAND 2	P	1.0

Sulli n County - Parcel: 018 090.00



Date: August 19, 2026

County: SULLIVAN
Owner: SMITH DALE L
Address: HWY 11W 2093
Parcel ID: 018 090.00
Deeded Acreage: 17.42
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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.

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Property Identification

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Zoning Map: Sullivan Co. Zoning District: A1&B3 Proposed District: B3 Civil District: 6th

Property Location: 2069 Highway 11W Bristol, TN 37620 Commission District:

Purpose of Rezoning: Office & Mini-Warehouse Facility

Meetings

Planning Commission:

Place: Ewell Easley Municipal Annex Bldg, 104 8th St, Bristol TN 37620

Date: 21 September 2026 Time: 5:00 PM

Approved: _____ Denied: _____

County Commission:

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

Date: 8 October 2026 Time: 6:00 PM

Approved: _____ Denied: _____

PD CC $353
#42085

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Owner's Signature: _____ Date: 8/14/26

Notary Public: Kelsey Webster My Commission Expires: 5/2/27

KELSEY WEBSTER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/02/2027
SULLIVAN COUNTY

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Address: P.O. Box 3821 Kingsport, TN

Phone number: (423) 963-6734 Email: mike@bdm-construction.com

Property Identification

Tax Map: 018 Group: Parcel: 90.00 (Lot 3)

Zoning Map: Sullivan Co. Zoning District: A1&B3 Proposed District: A5 Civil District: 6th

Property Location: 2075 Highway 11W Bristol, TN 37620 Commission District:

Purpose of Rezoning: Farming & Residential Home. No Future Development at this time

Meetings

Planning Commission:

Place: Ewell Easley Municipal Annex Bldg, 104 8th St, Bristol TN 37620

Date: 21 September 2026 Time: 5:00 PM

Approved: _____ Denied: _____

County Commission:

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

Date: 8 October 2026 Time: 6:00 PM

Approved: _____ Denied: _____

PA CC 8203
#4 2025

DEED RESTRICTIONS

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Owner's Signature: _____ Date: 8/14/26

Notary Public: Kelsey Webster

KELSEY WEBSTER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/02/2027
SULLIVAN COUNTY

My Commission Expires: 5/2/27

Print

0239

SULLIVAN COUNTY CODES DEPT.

www.webfeepay.com

Date & Time: 2026-08-19 14:08:04
Receipt #: 169185513
Auth #: 05382G

Customer Name: Bare/Michael
Card Number: XXXXXXXXXXXX7818
Station ID: 4283

Item	Amount	Convenience Fee		Total
zone	556.00	15.29		$571.29
			Subtotal	$556.00
			Fee	$15.29
			Total	$571.29

Signature: _____

I AGREE TO PAY THE ABOVE TOTAL CHARGE PER CARD ISSUER AGREEMENT.

Website Powered By  Software Technology

CROWE DANIEL WAYNE
2112 HWY 11W
BRISTOL TN 37620

SMITH DALE L
2093 HWY 11W
BRISTOL TN 37620

ROWLAND JAMES E JR L/E &
GLEN ROWLAND R/M
2861 W AURORA CT
MONROVIA IN 46157

CROWE PAUL F SR ETUX L/E &
PAUL F CROWE JR R/M
430 DECK VALLEY RD
BRISTOL TN 37620

RITCHIE ELIZABETH ASHLEE
414 DECK VALLEY RD
BRISTOL TN 37620

HAIR DANIEL
1681 HWY 126
BRISTOL TN 37620

COLEMAN WILLIE MACK
1148 REEDY CREEK RD
BRISTOL TN 37620

GOURLEY ROGER L &
JUDY A
1188 REEDY CREEK RD
BRISTOL TN 37620

0241



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

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

County Line

Parcel Lines

Current Zoning

- A-1
- A-2
- A-5
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PAD
- PBD-3
- PBD/SC
- PMD-1
- PMD-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- RRC
- Water

Sullivan County, TN
Planning and Codes Dept.

Feet
0 350

N

0242



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

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County Line

Parcel Lines

Land Use Plan: 2006-2026

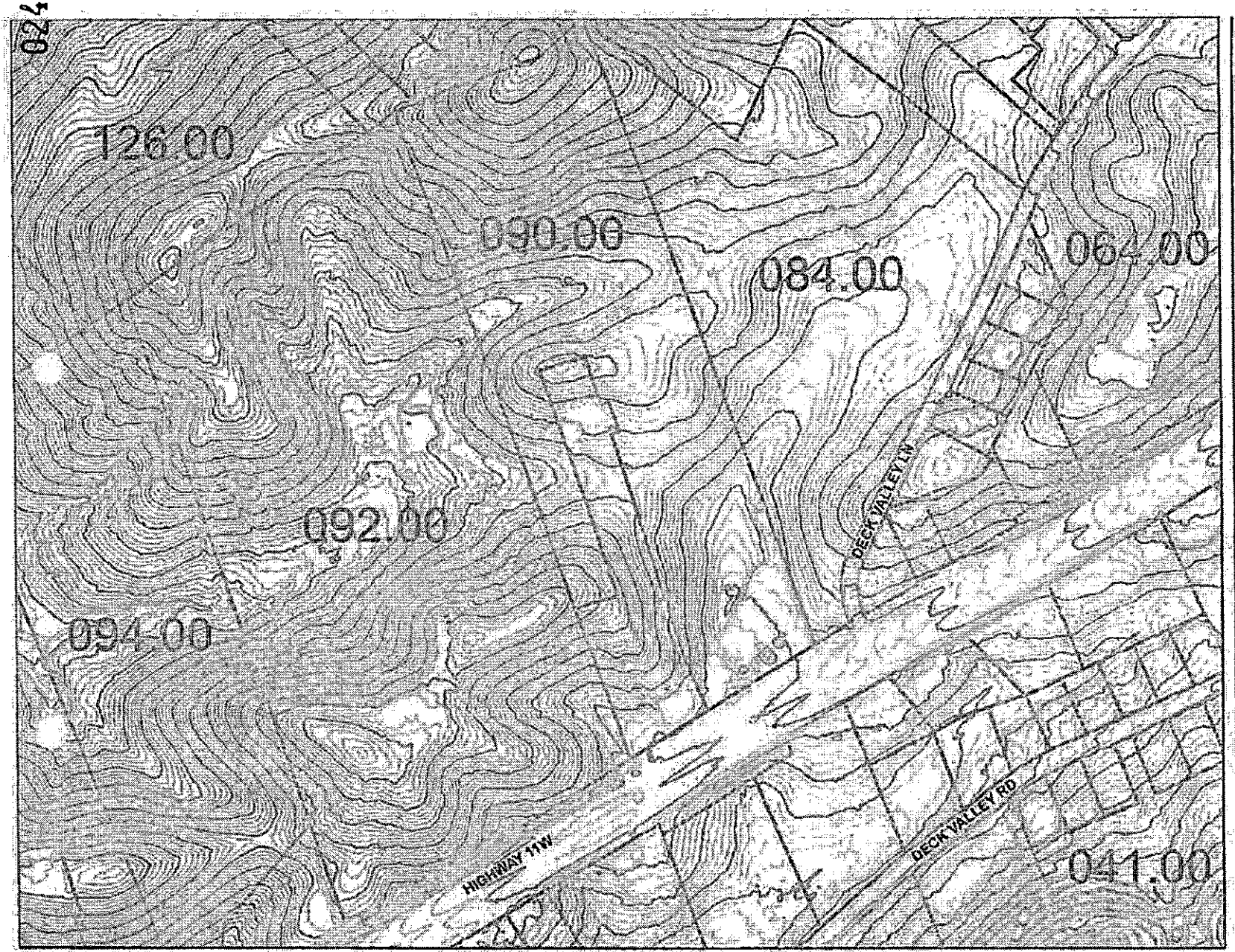
- Ag / Single Fam Res
- Ag / Open Space
- Neighborhood Comm
- Blountville-Mixed Use
- General Commercial
- Corridor Commercial
- Manufac-Light Ind
- High Impact Use
- Plan Corridor Comm
- Plan General Comm
- Plan Manufac-Lt Ind
- Plan Manufac-Hvy Ind
- Plan Unit Devel
- Low Density Res
- Medium Density Res
- High Density Res
- Mobile Home Park
- Water

Sullivan County, TN
Planning and Codes Dept.

Feet
0 350

N

0243



Sullivan County, TN
Planning and Codes Dept.

Feet
0 350

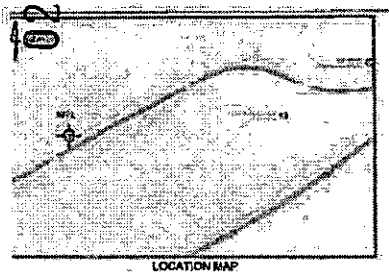
N

Address Data Source:
Sullivan County: Sull Co 911
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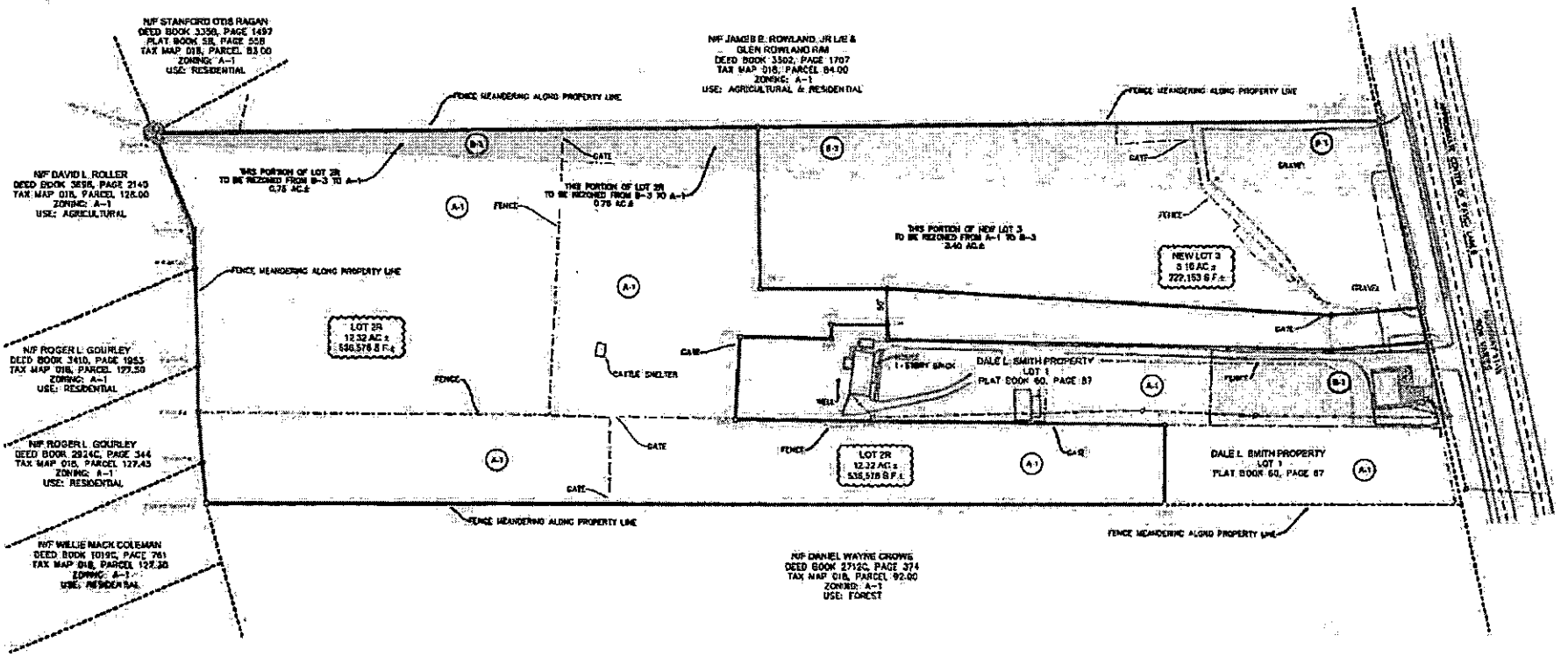
County Line

Parcel Lines





NORTH



SCALE: 1" = 100'

0' 100' 200' 300'

MICHAEL BARE PROPERTY REZONING SKETCH

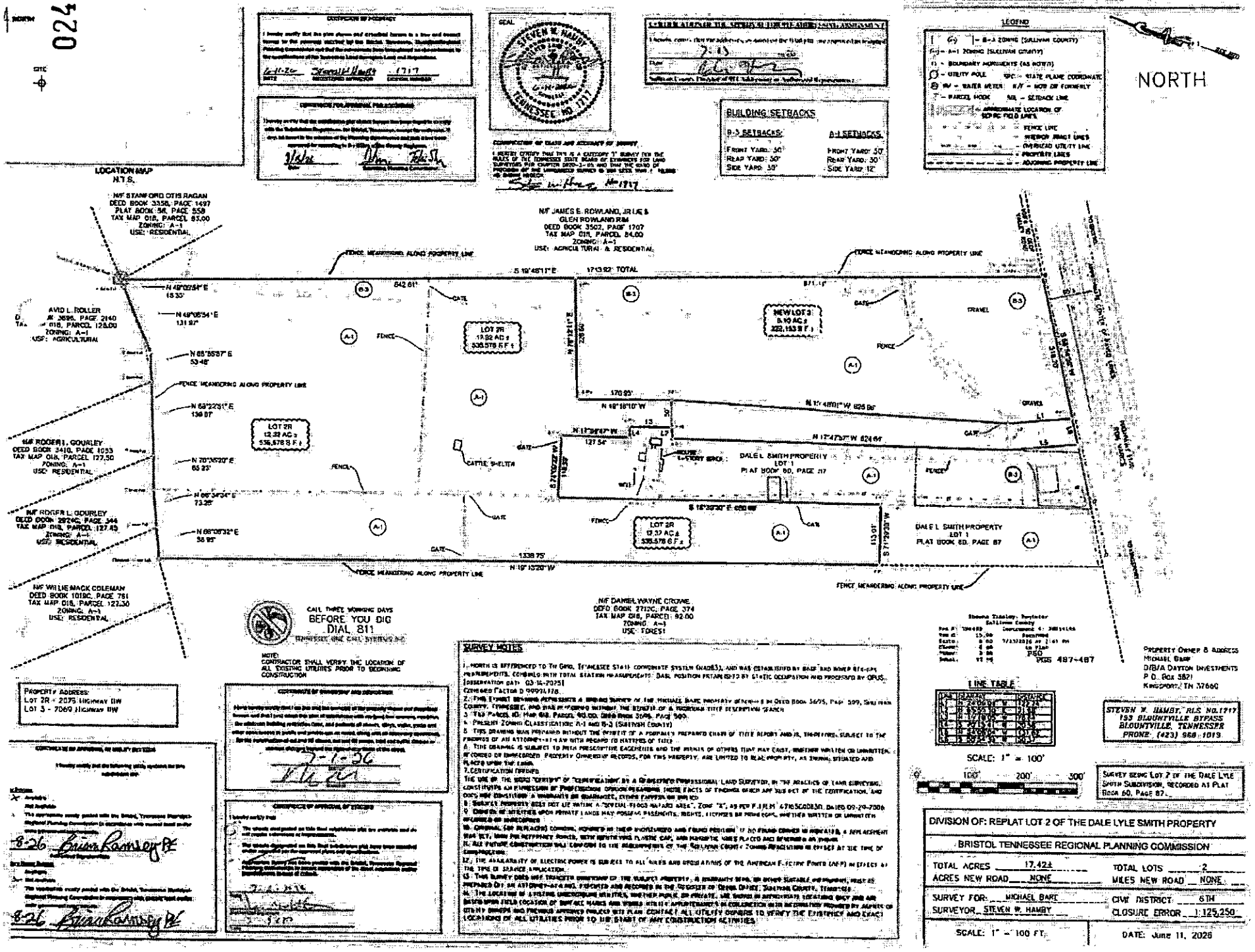
DEED BOOK 3695, PAGE 509
PLAT BOOK 60, PAGE 487
TAX MAP 018, PARCEL 90.00

PROPERTY ADDRESS:
LOT 2R - 2075 HIGHWAY 11W
LOT 3 - 2069 HIGHWAY 11W

BUILDING SETBACKS:

B-3 SETBACKS:	A-1 SETBACKS:
FRONT YARD 30'	FRONT YARD 30'
REAR YARD 30'	REAR YARD 30'
SIDE YARD 30'	SIDE YARD 12'

0245


NORTH
LOCATION MAP
N.T.S.
LEGEND
BUILDING SETBACKS
B-3 SETBACKS
FRONT YARD: 50'
REAR YARD: 30'
SIDE YARD: 10'
A-1 SETBACKS
FRONT YARD: 50'
REAR YARD: 30'
SIDE YARD: 12'
N/F STANFORD OTIS RAGAN
DEED BOOK 3356, PAGE 1497
PLAT BOOK 56, PAGE 559
TAX MAP 018, PARCEL 85.00
ZONING: A-1
USE: RESIDENTIAL
N/F JAMES E. ROWLAND, JR LIFE &
GLEN ROWLAND RM
DEED BOOK 3502, PAGE 1707
TAX MAP 018, PARCEL 84.00
ZONING: A-1
USE: AGRICULTURAL & RESIDENTIAL
AVID L. ROLLER
DEED BOOK 3696, PAGE 2140
TAX MAP 018, PARCEL 128.00
ZONING: A-1
USE: AGRICULTURAL
N/F ROGER L. GOURLEY
DEED BOOK 3410, PAGE 1053
TAX MAP 018, PARCEL 127.50
ZONING: A-1
USE: RESIDENTIAL
N/F ROGER L. GOURLEY
DEED BOOK 2974C, PAGE 344
TAX MAP 018, PARCEL 127.45
ZONING: A-1
USE: RESIDENTIAL
N/F WILLIE MACK COLEMAN
DEED BOOK 1019C, PAGE 751
TAX MAP 018, PARCEL 122.50
ZONING: A-1
USE: RESIDENTIAL
N/F DANIEL WAYNE CROANE
DEED BOOK 2712C, PAGE 374
TAX MAP 018, PARCEL: 92.00
ZONING: A-1
USE: FOREST
LOT 2R
17.32 AC ±
536,578 S.F. ±
NEW LOT 3
8.10 AC ±
352,153 S.F. ±
DALE L. SMITH PROPERTY
LOT 1
PLAT BOOK 60, PAGE 87
FENCE MEANDERING ALONG PROPERTY LINE
GATE
CATTLE SHELTER
GRAVEL
TRAVEL
S 19°46'11" E 1713.92' TOTAL
N 49°02'54" E 15.35'
N 49°06'54" E 131.97'
N 68°55'57" E 53.46'
N 69°22'31" E 138.07'
N 70°35'20" E 65.23'
N 66°34'34" E 73.26'
N 68°08'32" E 56.95'
542.61'
1338.75'
N 19°15'20" W
N 19°41'11" W 228.64'
N 18°18'10" W 170.93'
N 17°41'11" W 626.86'
N 17°38'47" W 127.54'
N 17°47'57" W 624.64'
S 19°41'11" E 871.15'
S 18°29'32" E 650.66'
S 17°47'57" E 1151.51'
S 19°46'11" E 228.64'
CALL THREE WORKING DAYS
BEFORE YOU DIG
DIAL 811
TENNESSEE ONE CALL SYSTEM, INC.
NOTE:
CONTRACTOR SHALL VERIFY THE LOCATION OF
ALL EXISTING UTILITIES PRIOR TO BEGINNING
CONSTRUCTION
PROPERTY ADDRESS:
LOT 2R - 2075 Highway 81W
LOT 3 - 7069 Highway 81W
SURVEY NOTES
1. NORTH IS REFERENCED TO TN GRID, TENNESSEE STATE COORDINATE SYSTEM (NAD83), AND WAS ESTABLISHED BY BASE AND ROVER GPS OBSERVATIONS, COMBINED WITH TOTAL STATION MEASUREMENTS. BASE POSITION PERFORMED BY STATIC OCCUPATION AND PROCESSED BY OPUS. OBSERVATION DATE: 03-16-2025.
COMBINED FACTOR 0.99991176.
2. THIS SURVEY REFLECTS A BOUNDARY SURVEY OF THE MICHAEL BART PROPERTY AS RECORDED IN DEED BOOK 3675, PAGE 309, SULLIVAN COUNTY, TENNESSEE, AND WAS PERFORMED WITHOUT THE BENEFIT OF A PROFESSIONAL TITLE DESCRIPTION/SEARCH.
3. TAX PARCEL ID: MAP 018, PARCEL 93.00. DEED BOOK 3675, PAGE 309.
4. PRESENT ZONING CLASSIFICATION: A-1 AND B-3 (SULLIVAN COUNTY)
5. THIS DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A PROPERLY PREPARED CHAIN OF TITLE REPORT AND IS, THEREFORE, SUBJECT TO THE FINDINGS OF AN ATTORNEY-AT-LAW WITH REGARD TO MATTERS OF TITLE.
6. THIS DRAWING IS SUBJECT TO ANY PRESCRIPTIVE EASEMENTS AND THE RIGHTS OF OTHERS THAT MAY EXIST, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED. PROPERTY OWNERSHIP RECORDS, FOR THIS PROPERTY, ARE LIMITED TO REAL PROPERTY, AS SHOWN, SITUATED AND PLACED UPON THE LAND.
7. CERTIFICATION DEFINED:
THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A QUALIFIED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
8. SURVEY PROPERTY DOES NOT LIE WITHIN A "SPECIAL FLOOD HAZARD AREA", ZONE "X", AS PER F.I.R.M. 47163C0030D, DATED 09-29-2006.
9. SOME OR ALL UTILITIES UPON PRIVATE LANDS MAY POSSESS EASEMENTS, RIGHTS, PRIVILEGES OR PRESCRIPTIONS, WHETHER WRITTEN OR UNWRITTEN INFLUENCE OR ENCUMBRANCE.
10. ORIGINAL (OR REBAR/CP) CORNERS, FOUND IN GOOD CONDITION AND FLUSH POSITION, IF NO FOUND CORNER IS INDICATED, A NEW REBAR WAS SET, WITH REFERENCE POINTS, WITH IDENTIFYING PLASTIC CAP, AND MAGNETIC NAILS PLACED AND STAMPED AS SHOWN.
11. ALL FUTURE CONSTRUCTION WILL CONFORM TO THE REQUIREMENTS OF THE SULLIVAN COUNTY ZONING REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION.
12. THE AVAILABILITY OF ELECTRIC POWER IS SUBJECT TO ALL RULES AND REGULATIONS OF THE AMERICAN ELECTRIC POWER (AEP) IN EFFECT AT THE TIME OF SERVICE APPLICATION.
13. THIS SURVEY DOES NOT INDICATE OWNERSHIP OF THE SUBJECT PROPERTY. A WARRANTY DEED, OR OTHER SUITABLE INSTRUMENT, MUST BE PREPARED BY AN ATTORNEY-AT-LAW, EXECUTED AND RECORDED IN THE REGISTER OF DEEDS OFFICE, SULLIVAN COUNTY, TENNESSEE.
14. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, WHETHER PUBLIC OR PRIVATE, ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AND ARE BASED UPON FIELD LOCATION OF SURFACE MARKS AND VISIBLE APPURTENANCES IN CONJUNCTION WITH RECORD DATA FURNISHED BY OWNERS OF UTILITY OWNED AND PREVIOUS APPROVED PROJECTS SITE PLAN. CONTRACT ALL UTILITY OWNERS TO VERIFY THE EXISTENCE AND EXACT LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
LINE TABLE
SCALE: 1" = 100'
0' 100' 200' 300'
Property Owner & Address
Michael Bart
D/B/A Dayton Investments
P.O. Box 3821
Kingsport, TN 37660
STEVEN W. HAMBY, RLS NO.1717
193 BLOUNTVILLE BYPASS
BLOUNTVILLE, TENNESSEE
PHONE: (423) 968-1019
SURVEY BEING LOT 2 OF THE DALE LYLE SMITH SUBDIVISION, RECORDED AS PLAT BOOK 60, PAGE 87.
DIVISION OF: REPLAT LOT 2 OF THE DALE LYLE SMITH PROPERTY
BRISTOL TENNESSEE REGIONAL PLANNING COMMISSION
TOTAL ACRES 17.42±
TOTAL LOTS 2
ACRES NEW ROAD NONE
MILES NEW ROAD NONE
SURVEY FOR: MICHAEL BART
CIVIL DISTRICT 6TH
SURVEYOR STEVEN W. HAMBY
CLOSURE ERROR 1:125,250
SCALE: 1" = 100 FT.
DATE: June 11, 2026

Case #4

Zoning Text Amendment to allow for Water Intake and Treatment Facilities to be located in all zoning districts with the implementation of supplemental design guidelines.

Sullivan County, Kingsport, & Bristol Regional Planning Commissions
voted to send a favorable recommendation to the County Commission

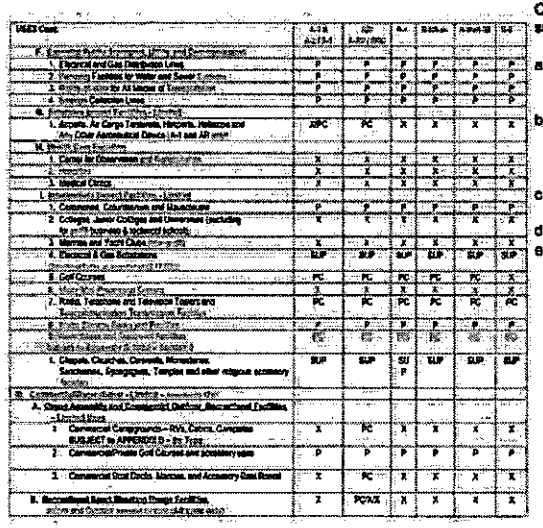
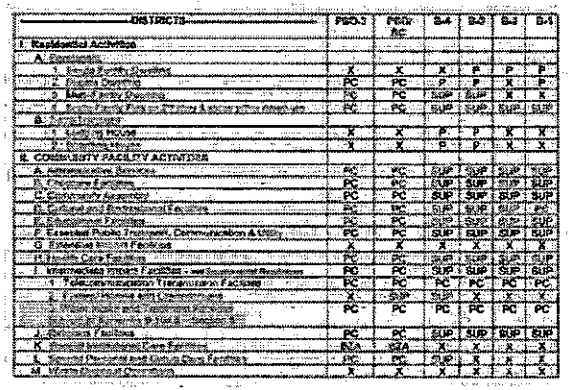


TABLE 6-102A
USES AND STRUCTURES ALLOWABLE
WITHIN ZONED UCC AND COMMERCIAL DISTRICTS



8. **Intermediate Impact Facilities** - In all districts where authorized as a special exception (BZA) use, Planning Commission approval (PC) required or a use with supplementary provisions (SUP), the following supplementary regulations shall apply to uses classified in the intermediate impact activity type.

a. The location, size, and design of such facilities shall be such that the proposed development shall be compatible with the development within the surrounding area, thus reducing the impact upon the surrounding area.

b. The traffic generated by such facility shall be safely accommodated along major streets without traversing local minor streets.

i. Water Intake and Treatment Facilities, by the requirement of their function shall be required to be located along public street frontage, running transversal to minor streets.

c. The proposed facility shall provide a basic community function or essential service necessary for a convenient and functional living environment in order to be located on the proposed site.

d. The Building Commissioner shall determine the off-street parking requirements.

e. Supplemental Design Guidelines for Water Intake and Treatment Facilities - Water Intake and Treatment Facilities classified in the extensive impact activity type may be authorized in Residential and Commercial Districts where specifically permitted by Sullivan County Zoning Resolution with Planning Commission approval (PC) required. The purpose of these supplemental regulations is to provide for the location of essential public and community water infrastructure while establishing site design, buffering, screening, and setback standards necessary to minimize potential impacts on surrounding properties and the environment. These provisions apply specifically to facilities whose primary function is the intake, treatment, storage, and/or distribution of potable or public water supplies. They shall not apply to sewer, wastewater, or sewage treatment facilities. Sewer, wastewater, and sewage treatment facilities shall remain subject to the applicable provisions of this Ordinance governing such facilities.

i. The parcel on which a Water Intake and Treatment facility is proposed to be located shall be a minimum lot size of five (5) acres.

ii. The parcel shall have direct frontage on, or contain, waters of the state from which the facility is intended to withdraw or otherwise utilize water as part of its operations for the purpose of water intake and treatment.

iii. All principal structures, treatment facilities, equipment, storage areas, and other operational components of the Water Treatment Plant shall be set back a minimum of one hundred (100) feet from all adjoining residential property lines.

iv. Excluding access structures and improvements that, in full, by their function or regulatory requirements are located within or adjacent to a floodplain, stream, river, levee, or other waterbody, all buildings, equipment, storage areas, and operational facilities shall be located at least fifty (50) feet from the regulatory high-water mark.

v. A continuous landscape buffer shall be installed and maintained along the entire perimeter of the property, including all road frontages and waterfront frontages. The buffer shall consist of:

1. Two (2) staggered rows of evergreen and/or deciduous trees authorized to provide year-round visual screening.
2. In compliance with TVA, state, and federal safety standards, barbed-wire fencing must accompany the entire developed site. Barbed-wire fencing must contain privacy slats and be concealed behind the tree line that faces any residential property, agricultural property, or waterbody.

vi. Property lines adjoining public streets shall be subject to the same buffering and fencing requirements as all other perimeter property lines.

vii. Property lines adjoining a waterbody shall be subject to the same buffering and fencing requirements as all other perimeter property lines, except where openings are necessary for water intake, discharge structures, maintenance access, or other required utility infrastructure.

viii. All required landscaping and fencing shall be permanently maintained in healthy and safe condition.

ix. These standards shall apply to all new Water Treatment Plants and to any expansion of an existing Water Treatment Plant that increases the facility's footprint or operational area.

ROLL CALL VOTE

Zoning Case #4

ZONING TEXT AMENDMENT TO THE SULLIVAN COUNTY ZONING RESOLUTION TITLE 3 & 4 AND APPENDIX B TO ALLOW FOR WATER TREATMENT FACILITIES IN RESIDENTIAL AND COMMERCIAL ZONING DISTRICTS SUBJECT TO SUPPLEMENTARY REGULATIONS

ABSENT		YES	NO	ABSTAIN	PASS
	AKARD	X			
	BOOMERSHINE	X			
	CARR	X			
	COLE	X			
	CRAWFORD	X			
	CROSS	X			
	CROSSWHITE	X			
	DERRICK	X			
	GARDNER	X			
	GOLDEN	X			
	HARSHBARGER	X			
	HARVEY	X			
	HAYES	X			
	HODGES	X			
	IRESON	X			
	JOHNSON	X			
	JONES	X			
	KING	X			
	LOCKE	X			
	PULLON	X			
	THOMAS	X			
	THOMPSON	X			
	VANCE	X			
	WARD	X			
		24			
ABSENT		YES	NO	ABSTAIN	PASS

USES Cont.	A-5 & A-2 / A-1	AR/ A-RV / RRC	R-1	R-2/R-2A	R-3A/R-3B	R-3
F. Essential Public Transport, Utility and Communication						
1. Electrical and Gas Distribution Lines	P	P	P	P	P	P
2. Pumping Facilities for Water and Sewer Systems	P	P	P	P	P	P
3. Rights-of-Way for All Modes of Transportation	P	P	P	P	P	P
4. Sewage Collection Lines	P	P	P	P	P	P
G. Extensive Impact Facilities - Limited						
1. Airports, Air Cargo Terminals, Heliports, Helistops and Any Other Aeronautical Device (A-1 and AR only)	X/PC	PC	X	X	X	X
H. Health Care Facilities						
1. Center for Observation and Rehabilitation	X	X	X	X	X	X
2. Hospitals	X	X	X	X	X	X
3. Medical Clinics	X	X	X	X	X	X
I. Intermediate Impact Facilities - Limited						
1. Cemeteries, Columbarium and Mausoleums	P	P	P	P	P	P
2. Colleges, Junior Colleges and Universities (excluding for profit business & technical schools)	X	X	X	X	X	X
3. Marinas and Yacht Clubs (non-profit)	X	X	X	X	X	X
4. Electrical & Gas Substations (Solar/Wind Farms as amended on 02 17 2022)	SUP	SUP	SUP	SUP	SUP	SUP
5. Golf Courses	PC	PC	PC	PC	PC	X
6. Major Mail Processing Centers	X	X	X	X	X	X
7. Radio, Telephone and Television Towers and Telecommunication Transmission Facilities	PC	PC	PC	PC	PC	PC
8. Water Storage Tanks and Facilities	P	P	P	P	P	P
9. Water Intake and Treatment Facilities **Subject to Appendix B 104.6 – Section 8**	PC	PC	PC	PC	PC	PC
1. Chapels, Churches, Convents, Monasteries, Sanctuaries, Synagogues, Temples and other religious accessory facilities	SUP	SUP	SUP	SUP	SUP	SUP
III. Commercial/Recreational - Limited – *Amended 09 17 07*						
A. Group Assembly and Commercial Outdoor Recreational Facilities – Limited Uses						
1. Commercial Campgrounds – RVs, Cabins, Campsites **SUBJECT to APPENDIX D – By Type**	X	PC	X	X	X	X
2. Commercial/Private Golf Courses and accessory uses	P	P	P	P	P	P
3. Commercial Boat Docks, Marinas, and Accessory Boat Rental	X	PC	X	X	X	X
B. Recreational Sport Shooting Range Facilities Indoor and Outdoor Amended *03/15/10* **(AR zone only)**	X	PC/X/X	X	X	X	X

4-102.6 **Accessory Uses** - In addition to the principal activities expressed above, each activity type shall be deemed to include activities customarily associated with, and appropriate, incidental, and subordinate to the principal activity when such accessory activity is located on the same zone lot as such principal activity and meets the further conditions set forth for such use in Appendix B, Section B-105. Such accessory activities shall be controlled in the same manner as the principal activities within such type, except as otherwise, expressly provided in this resolution.

4-102.7 **Temporary Uses** - The temporary uses and structures specified in Appendix B, Section B-106, as permissible within commercial districts may be permitted for the limited time periods indicated for each such use or activity.

4-102.8 **Uses Not Permitted (X)** - Any uses or structures not allowable as permitted uses, uses on review, temporary uses or accessory uses are prohibited within the various commercial districts.

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

----------DISTRICTS----------	PBD-3	PBD/ SC	B-4	B-3	B-2	B-1
I. Residential Activities						
A. Permanent						
1. Single Family Dwelling	X	X	X	P	P	P
2. Duplex Dwelling	PC	PC	P	P	X	P
3. Multi-Family Dwelling	PC	PC	SUP	SUP	X	X
4. Single-Family Flats on 2nd story & above within mixed-use	PC	PC	SUP	SUP	SUP	SUP
B. Semi-Transient						
1. Lodging House	X	X	P	P	X	X
2. Boarding House	X	X	P	P	X	X
II. COMMUNITY FACILITY ACTIVITIES						
A. Administrative Services	PC	PC	SUP	SUP	SUP	SUP
B. Childcare Facilities	PC	PC	SUP	SUP	SUP	SUP
C. Community Assembly	PC	PC	SUP	SUP	SUP	SUP
D. Cultural and Recreational Facilities	PC	PC	SUP	SUP	SUP	PC
E. Educational Facilities	PC	PC	SUP	SUP	SUP	SUP
F. Essential Public Transport, Communication & Utility	PC	PC	SUP	SUP	SUP	SUP
G. Extensive Impact Facilities	X	X	X	X	X	X
H. Health Care Facilities	PC	PC	SUP	SUP	SUP	SUP
I. Intermediate Impact Facilities – see Supplemental Regulations	PC	PC	SUP	SUP	SUP	SUP
1. Telecommunication Transmission Facilities	PC	PC	PC	PC	PC	PC
2. Funeral Homes and Crematoriums	X	SUP	SUP	X	X	X
3. Water Intake and Treatment Facilities Subject to Appendix B 104.6 – Section 8	PC	PC	PC	PC	PC	PC
J. Religious Facilities	PC	PC	SUP	SUP	SUP	SUP
K. Special Institutional Care Facilities	BZA	BZA	X	X	X	X
L. Special Personal and Group Care Facilities	PC	PC	SUP	X	X	X
M. Waste Disposal Operations	X	X	X	X	X	X

5. Activity Type - Educational Facilities

   a. Intent and Limitations - This grouping is intended to include services and facilities typically performed by public, parochial and private nursery schools, kindergartens, primary and secondary schools. The grouping is not intended to include special training and schooling services offered by private individuals for profit or technical schools, colleges and universities.

   b. Use Listing
   Public, Parochial, and Private Kindergartens
   Primary and Secondary Schools

6. Activity Type - Essential Public Transport, Communication, and Utility Services

   a. Intent and Limitations - This grouping is intended to include facilities necessary and incidental to the operation of transport, communication, and utility services. The grouping is not intended to include major transport terminals or utility production and processing facilities.

   b. Use Listing
   Gas, Electric, and Water Distribution Lines and
   Pumping Facilities for Water and Sewer Systems
   Rights-of-Way for all Modes of Transportation
   Sewage Collection Lines

7. Activity Type - Extensive Impact Facilities

   a. Intent and Limitations - This grouping is intended to include public activities and facilities that have a high degree of impact upon surrounding land uses due to nuisance characteristics, traffic generation, and parking requirements. This grouping does not include operation engages in storage, processing or reprocessing, transport or disposal of waste materials. (See Waste Disposal Operations and Commercial Scrap Operations)

   b. Use Listing
   Airports, Air Cargo Terminals, Heliports, Helistops,
   or Any Other Aeronautical Devise
   Electricity Generating Facilities
   Major Petroleum and Natural Gas Transmission Lines
   and Facilities
   Marine Terminals
   Military Bases or Reservations
   Railroad, Bus, and Transit Terminals
   Railroad Yards and Other Transportation Equipment
   Marshaling and Storage Yards
   Renewable Energy: Commercial Solar & Wind/Turbine Facility Sites
   (Delete and Move) ~~Water and~~ Sewage Treatment Plants

8. Activity Type - Health Care Facilities

   a. Intent and Limitations - This grouping is intended to include medical and other health care facilities that are required for promotion and protection of public health and safety. This grouping is not intended to include the offices, clinics, laboratories, etc., of private physicians or of other health care professionals.

   b. Use Listing
   Center for Observation and Rehabilitation
   Hospitals
   Medical Clinics

9. Activity Type - Intermediate Impact Facilities

a. Intent and Limitations - This grouping is intended to include a broad range of public and private activities that have a significant effect upon surrounding land uses due to their traffic generation characteristics, parking requirements, land requirements, or potential nuisances associated with such uses.

b. Use Listing
Cemeteries, Columbarium, and Mausoleums
Colleges, Junior Colleges, and Universities, but Excluding Profit-Making Business Schools
Commercial Boat Docks, Marinas, and Yacht Clubs
Electrical and Gas Substations (excluding utility-scale/commercial solar or wind/turbine facilities)
Funeral Homes and Crematoriums
Golf Courses
Major Mail Processing Centers
Radio, Telephone, Television Towers, and Transmission Facilities (Cell towers)
Water Storage Facilities
Water Intake and Treatment Facilities

10. Activity Type - Religious Assembly Facilities

a. Intent and Limitations - This grouping is intended to include facilities utilized by various religious organizations for worship or community service functions and all facilities and operations related thereto, including, but not limited to, childcare facilities, youth ministry facilities and parents' day out. The grouping is not intended to include facilities that primarily function to produce products, including printed matter, for sale or general distribution to groups other than the immediate membership of the organization located upon the same zone lot nor is it intended to include school facilities providing primary or secondary education.

b. Use Listing
Chapels
Churches
Convents and Monasteries
Sanctuaries
Synagogues
Temples

11. Activity Type - Special Institutional Care Facilities

a. Intent and Limitations - This grouping is intended to include facilities that involve forced residency, full time supervision and care for: (1) individuals legally confined due to violations of law; (2) individuals who are addicted to drugs and/or alcohol and (3) individuals who are mentally ill, including the criminally dangerous

b. Use Listing
Detention and/or Correctional Institutions
Drug and Alcohol Rehabilitation Facilities
Institutional Care Facilities: (Including All Types of Asylums for the Psychotic or Insane)
Half-way Houses (Serving Convicted Felons or Recovering Substance Abusers)

12. Activity Type - Special Personal and Group Care Facilities ***(See Note)***

a. Intent and Limitations - This grouping is intended to include a wide variety of residential facilities for the care of young and/or disabled persons who require special care or supervision including bed care and in-patient services. This grouping is not intended to include facilities primarily oriented

8. Intermediate Impact Facilities - In all districts where authorized as a special exception (BZA) use, Planning Commission approval (PC) required or a use with supplementary provisions (SUP), the following supplementary regulations shall apply to uses classified in the intermediate impact activity type.

a. The location, size, and design of such facilities shall be such that the proposed development shall be compatible with the development within the surrounding area, thus reducing the impact upon the surrounding area.

b. The traffic generated by such facility shall be safely accommodated along major streets without traversing local minor streets.

i. Water Intake and Treatment Facilities, by the requirement of their function shall be required to be located along public street frontage, allowing traversal of minor streets.

c. The proposed facility shall provide a basic community function or essential service necessary for a convenient and functional living environment in order to be located on the proposed site.

d. The Building Commissioner shall determine the off-street parking requirements.

e. Supplemental Design Guidelines for Water Intake and Treatment Facilities - Water Intake and Treatment Facilities classified in the intermediate impact activity type may be authorized in Residential and Commercial Districts where specifically permitted by Sullivan County Zoning Resolution with Planning Commission approval (PC) required. The purpose of these supplemental regulations is to provide for the location of essential public and community water infrastructure while establishing site design, buffering, screening, and setback standards necessary to minimize potential impacts on surrounding properties and the environment. These provisions apply specifically to facilities whose primary function is the intake, treatment, storage, and/or distribution of potable or public water supplies. They shall not apply to sewer, wastewater, or sewage treatment facilities. Sewer, wastewater, and sewage treatment facilities shall remain subject to the applicable provisions of this ordinance governing such facilities.

i. The parcel on which a Water Intake and Treatment facility is proposed to be located shall be a minimum lot size of five (5) acres.

ii. The parcel shall have direct frontage on, or contain, waters of the state from which the facility is intended to withdraw or otherwise utilize water as part of its operations for the purpose of water intake and treatment.

iii. All principal structures, treatment facilities, equipment, storage areas, and other operational components of the Water Treatment Plant shall be set back a minimum of one hundred (100) feet from all adjoining residential property lines.

iv. Excluding infrastructure and improvements that must, by their function or regulatory requirement, be located within or adjacent to a floodplain, stream, river, lake, or other waterbody, all buildings, equipment, storage areas, and operational facilities shall be located at least fifty (50) feet from the regulatory high-water mark.

v. A continuous landscape buffer shall be installed and maintained along the entire perimeter of the property, including all road frontages and waterfront frontages. The buffer shall consist of:

1. Two (2) staggered rows of evergreen and/or deciduous trees sufficient to provide year-round visual screening;
2. In compliance with TVA, state, and federal safety standards, barbed-wire fencing must encompass the entire developed site. Barbed, chain-link fencing must contain visual privacy slats and be concealed behind the tree line that faces any residential property, agricultural property, or waterbody.

vi. Property lines adjoining public streets shall be subject to the same buffering and fencing requirements as all other perimeter property lines.

vii. Property lines adjoining a waterbody shall be subject to the same buffering and fencing requirements as all other perimeter property lines, except where openings are necessary for water intake, discharge structures, maintenance access, or other required utility infrastructure.

viii. All required landscaping and fencing shall be permanently maintained in healthy and serviceable condition.

ix. These standards shall apply to all new Water Treatment Plants and to any expansion of an existing Water Treatment Plant that increases the facility's footprint or operational area.

R302.13 Fire protection of floors. CDP INSIGHTS

Floor assemblies that are not required elsewhere in this code to be fire-resistance rated, shall be provided with a $^1/_2$-inch (12.7 mm) *gypsum wallboard* membrane, $^5/_8$-inch (16 mm) *wood structural panel* membrane, or equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted.

Exceptions:

1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA 13D, or other *approved* equivalent sprinkler system.
2. Floor assemblies located directly over a *crawl space* not intended for storage or for the installation of fuel-fired or electric-powered heating *appliances*.
3. Portions of floor assemblies shall be permitted to be unprotected where complying with the following:
   3.1. The aggregate area of the unprotected portions does not exceed 80 square feet (7.4 m^2) per *story*.
   3.2. *Fireblocking* in accordance with Section R302.11.1 is installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.
4. Wood floor assemblies using dimension lumber or *structural composite lumber* equal to or greater than 2-inch by 10-inch (50.8 mm by 254 mm) nominal dimension, or other *approved* floor assemblies demonstrating equivalent fire performance.
5. Wood floor assemblies less than 600 square feet (55.7 m^2) within detached *accessory structures* with no *habitable space* above them.

TABLE R507.4DECK POST HEIGHT

LOADS (psf)[b]	POST SPECIES[c]	POST SIZE[d]	TRIBUTARY AREA (ft^2)[g, h]							
			20	40	60	80	100	120	140	160
			MAXIMUM DECK POST HEIGHT[a] (feet-inches)							
40 live load	Southern pine	4 × 4	14-0	13-8	11-0	9-5	8-4	7-5	6-9	6-2
		4× 6	14-0	14-0	13-11	12-0	10-8	9-8	8-10	8-2
		6 × 6	14-0	14-0	14-0	14-0	14-0	14-0	14-0	14-0
		8 × 8	14-0	14-0	14-0	14-0	14-0	14-0	14-0	14-0
	Douglas fir[e] Hem-fir[e] Spruce-pine-fir[e]	4 × 4	14-0	13-6	10-10	9-3	8-0	7-0	6-2	5-3
		4 × 6	14-0	14-0	13-10	11-10	10-6	9-5	8-7	7-10
		6 × 6	14-0	14-0	14-0	14-0	14-0	14-0	14-0	14-0
		8 × 8	14-0	14-0	14-0	14-0	14-0	14-0	14-0	14-0
	Redwood[f] Western cedars[f] Ponderosa pine[f] Red pine[f]	4 × 4	14-0	13-2	10-3	8-1	5-8	NP	NP	NP
		4 × 6	14-0	14-0	13-6	11-4	9-9	8-4	6-9	4-7
		6 × 6	14-0	14-0	14-0	14-0	14-0	14-0	13-7	9-7
		8 × 8	14-0	14-0	14-0	14-0	14-0	14-0	14-0	14-0

TABLE R507.4DECK POST HEIGHT[a]

DECK POST SIZE	MAXIMUM HEIGHT[a, b] (feet-inches)
4 × 4	6-9[c]
4 × 6	8
6 × 6	14
8 × 8	14

TABLE 402.1.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

CLIMATE ZONE	FENESTRATION *U*-FACTOR[b]	SKYLIGHT[b] *U*-FACTOR	GLAZED FENESTRATION SHGC[b, e]	CEILING *R*-VALUE	WOOD FRAME WALL *R*-VALUE	MASS WALL *R*-VALUE[i]	FLOOR *R*-VALUE	BASEMENT[c] WALL *R*-VALUE	SLAB[d] *R*-VALUE & DEPTH	CRAWL SPACE[c] WALL *R*-VALUE
1	1.2	0.75	0.30	30	13	3/4	13	0	0	0
2	0.65[j]	0.75	0.30	30	13	4/6	13	0	0	0
3	0.50[j]	0.65	0.30	30	13	5/8	19	5/13[f]	0	5/13
4 except Marine	0.35	0.60	NR	38	13	5/10	19	10 /13	10, 2 ft	10/13
5 and Marine 4	0.35	0.60	NR	38	20 or 13+5[h]	13/17	30[g]	10/13	10, 2 ft	10/13
6	0.35	0.60	NR	49	20 or 13+5[h]	15/19	30[g]	15/19	10, 4 ft	10/13
7 and 8	0.35	0.60	NR	49	21	19/21	38[g]	15/19	10, 4 ft	10/13

WORK SESSION

- Sullivan County Mayor Zane Vanover, Monthly Report
- Proclamation: Domestic Violence Awareness Month
- Public Hearing on non-agenda items.
- Public Hearing on agenda items.
- Review of Old Business/Drafts of Potential New Business
- Announcements
- Adjourn

RESOLUTIONS

OLD BUSINESS

Item 1 Resolution No. 2026-09-09
Sponsors: Ireson/Carr
MOTION TO AMEND PREVIOUSLY ADOPTED RESOLUTION NO. 2026-09-09 (RETIREMENT MEDICAL BENEFITS RESOLUTION)

Item 2 Resolution No. 2026-04-02
Sponsors: Carr/Gardner
RESOLUTION TO PROVIDE FUNDING TO THE PETWORKS ANIMAL SERVICES FOR $50,000 FOR THE DAY-TO-DAY OPERATION OF THE SHELTER.

Item 3 Resolution No. 2026-09-11
Sponsors: Carr/Derrick
A RESOLUTION TO PROTECT THE CONSTITUTIONAL RIGHTS OF THE CITIZENS OF SULLIVAN COUNTY AND PROHIBIT THE WARRANTLESS USE OF AUTOMATED LICENSE PLATE READERS

Item 4 Resolution No. 2026-09-12
Sponsors: Carr/Derrick
A RESOLUTION IMPLEMENTING A TRIGGER LAW BANNING ALL AUTOMATED LICENSE PLATE READERS IN SULLIVAN COUNTY, TO TAKE EFFECT AS SOON AS GIVEN AUTHORITY BY EITHER THE STATE LEGISLATURE OR CONGRESS

NEW BUSINESS

Item 5 Resolution No. 2026-10-17
Sponsors: Locke/Vance
A RESOLUTION OF THE SULLIVAN COUNTY COMMISSION APPROVING THE ESTABLISHMENT OF THE PRE-HOSPITAL REGULATORY BOARD AND ADOPTING THE GOVERNING CHARTER, REGULATIONS, AND PERMITTING PROCESS FOR AMBULANCE SERVICES WITHIN SULLIVAN COUNTY

Item 6 Resolution No. 2026-10-18
Sponsors: Crosswhite/Johnson
RESOLUTION TO RECOGNIZE AND ACCEPT THE 2026-2027 STATE SPECIAL EDUCATION PRESCHOOL GRANT

CONTINUED

Item 7 Resolution No.2026-10-19
Sponsors: Crosswhite/Hayes
RESOLUTION TO RECOGNIZE REIMBURSEMENTS RECEIVED FOR PROJECT ON TRACK EXPENSES.

Item 8 Resolution No. 2026-10-20
Sponsors: Crosswhite/Cole
RESOLUTION ADOPTING AS THE ENERGY CONSERVATION CODE OF SULLIVAN COUNTY PARTS OF THE 2018 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE REGULATING AND GOVERNING ENERGY EFFICIENT RESIDENTIAL BUILDING ENVELOPES FOR THE UNINCORPORATED AREAS OF SULLIVAN COUNTY; AND PROVIDING FOR THE ISSUANCE OF PERMITS, ENFORCEMENT OF THIS CODE, IMPOSITION OF FINES AND PENALTIES, COLLECTION OF FEES, AND ALL THINGS NECESSARY TO THE ENFORCEMENT THEREOF.

Item 9 Resolution No. 2026-10-21
Sponsors: Crosswhite/Cole
RESOLUTION ADOPTING AS THE RESIDENTIAL CODE OF SULLIVAN COUNTY PARTS OF THE 2024 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE REGULATING AND GOVERNING THE CONSTRUCTION, ALTERATION, ENLARGEMENT, REPLACEMENT, REPAIR, LOCATION AND DEMOLITION OF DETACHED ONE AND TWO FAMILY DWELLINGS AND MULTIPLE SINGLE FAMILY DWELLINGS (TOWNHOUSES) NOT MORE THAN THREE STORIES IN HEIGHT, WITH SEPARATE MEANS OF EGRESS, FOR THE UNINCORPORATED AREAS OF SULLIVAN COUNTY; AND PROVIDING FOR THE ISSUANCE OF PERMITS, ENFORCEMENT OF THIS RESIDENTIAL CODE, IMPOSITION OF FINES AND PENALTIES, COLLECTION OF FEES, AND ALL THINGS NECESSARY TO THE ENFORCEMENT THEREOF.

Item 10 Resolution No. 2026-10-22
Sponsors: Ward/Crosswhite
RESOLUTION TO AUTHORIZE SULLIVAN COUNTY TO APPLY FOR UP TO $950,000 THROUGH THE U.S. DEPARTMENT OF JUSTICE, BUREAU OF JUSTICE ASSISTANCE FY 2026 VETERANS TREATMENT COURT PROGRAM FOR THE PLANNING AND IMPLEMENTATION OF A VETERAN'S TREATMENT COURT.

Item 1
Resolution No. 2026-09-09(Amend)

Motion to amend Resolution No. 2026-09-09, adopted by the Sullivan County Commission on September 17, 2026, by deleting the following sentence from the resolution:

"This Resolution shall be effective for the time period of June 30, 2026, through June 30, 2028 only, and shall expire without further action at the end of June 30, 2028."

The purpose of this amendment is to remove language that remained in the resolution after the sponsor amended the measure to remove the time period for the effective date during consideration at the September 17, 2026, Regular Session. The remainder of Resolution No. 2026-09-09 shall remain unchanged.

CONTINUED

0138

SULLIVAN COUNTY
Board of County Commissioners
246th Annual Session

Item 9
Resolution No. 2026-09-09

To the Honorable Zane Vanover, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of September 2026.

RESOLUTION, ~~TO BE EFFECTIVE FOR THE TIME PERIOD JUNE 30, 2026 THROUGH JUNE 30, 2028,~~

TO TREAT ALL EMPLOYEES WITH BETWEEN 23 AND 25 YEARS OF FULL-TIME EMPLOYMENT WITH SULLIVAN COUNTY WHO ARE FORCED TO RETIRE AT AGE 60 PURSUANT TO RESOLUTION # 2024-11-02 (PASSED NOVEMBER 21, 2024) THE SAME FOR PURPOSES OF RETIREMENT MEDICAL BENEFITS AS IF THEY HAD 25 YEARS OF FULL-TIME EMPLOYMENT WITH SULLIVAN COUNTY.

WHEREAS, as a retirement benefit for its employees, Sullivan County helps provide medical insurance coverage during retirement for employees who qualify based on age and years of full-time employment with Sullivan County; and

WHEREAS, pursuant to Resolution # 2024-11-02, passed November 21, 2024, by the County Commission of Sullivan County, Sullivan County established a mandatory retirement age of Sixty (60) for all its firefighters, police officers, and correctional officers, as well as for all its employees who have been transferred from such a position to a supervisory or administrative position within their respective agency, subject to the terms and conditions of *TCA* §8-36-205; and

WHEREAS, there is a perceived lack of timely notice to employees identified above who are forced to retire, thereby arguably putting such employees at some degree of disadvantage in making appropriate plans;

NOW, THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby declares that ~~between June 30, 2026 and June 30, 2028,~~ all Sullivan County employees, as identified above, with 23-25 years of full-time employment as of the date they are forced to retire because of Resolution # 2024-11-02, be provided with the same medical insurance coverage provided as a retirement benefit to employees who have a full 25 years of full-time employment. This Resolution shall be effective for the time period of June 30, 2026, through June 30, 2028 only, and shall expire without further action at the end of June 30, 2028.

CONTINUED

Item 9
Resolution No. 2026-09-09

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 17th day of September 2026.

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

ATTEST: _____
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this 21st day of Sept, 2026 at or about the following time: 2:30pm by the following method: Hand delivered.

_____
Teresa Jacobs, County Clerk.

ACTION BY MAYOR

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

Reviewed and VETOED by Mayor, Sullivan County: _____
Zane Vanover 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: _____.

_____
Zane Vanover Mayor, Sullivan County

Sponsor: Commissioner Mark Ireson
Cosponsor: Commissioner Joe Carr, everyone voting in the affirmative.
ACTIONS: 09/10/26 (Work Session) To be considered at Regular Session on 09/17/26.
09/17/26 (Regular Session) Amended by Sponsor to remove the time period for the effective date.
Approved on Waiver of Rules 22 Yes, 1 No, 3 Absent

AS AMENDED BY SPONSOR FOR DISTRIBUTION 6/18/2026

Item 2
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

CONTINUED

Item 2
Resolution No. 2026-04-02

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: _____
Zane Vanover Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
Zane Vanover 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:_____.

_____
Zane Vanover Mayor, Sullivan County

Sponsor: Commissioner Joe Carr
Cosponsor: Commissioner John Gardner

ACTIONS: 07/09/26 (Work Session) To be considered at Regular Session on 07/16/26; 07/16/26 (Regular Session) Deferred until August meeting by Sponsor; 08/13/26 (Work Session) Defer until September meeting by Sponsor; 08/20/26 (Regular Session) Sponsor deferred until September meeting and stated Comm. Joe Carr will be the sponsor of this resolution forthcoming as Comm. Stidham's term is ending 08/31/26; 09/10/26 (Work Session) To be considered at the Regular Session on 09/17/26; 09/17/26 (Regular Session) Deferred until October meeting; 10/08/26 (Work Session) To be considered at Regular Session on 10/15/26;

Item 3
Resolution No. 2026-09-11

To the Honorable Zane Vanover, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of September 2026.

A RESOLUTION TO PROTECT THE CONSTITUTIONAL RIGHTS OF THE CITIZENS OF SULLIVAN COUNTY AND PROHIBIT THE WARRANTLESS USE OF AUTOMATED LICENSE PLATE READERS

WHEREAS, Article I, Section 7 of the Tennessee Constitution strictly mandates: "That the people shall be secure in their persons, houses, papers and possessions, from unreasonable searches and seizures; and that general warrants, whereby an officer may be commanded to search suspected places, without evidence of the fact committed, or to seize any person or persons not named, whose offences are not particularly described and supported by evidence, are dangerous to liberty and ought not be granted"; and

WHEREAS, the Tennessee Supreme Court has routinely affirmed that Article I, Section 7 provides broader and more robust privacy protections to the citizens of Tennessee than those afforded by the Fourth Amendment of the United States Constitution; and

WHEREAS, Tennessee Code Annotated (T.C.A.) § 55-10-302 defines an "automated license plate recognition system" as one or more fixed high-speed cameras combined with computer algorithms to convert images of license plates into computer-readable data; and

WHEREAS, Automated License Plate Readers such as Bristol's Motorola and Kingsport's Flock cameras continuously and indiscriminately scan, record, and store location data, as well as the make, model, and identifying features of all vehicles and travelers on Sullivan County roadways.

WHEREAS, this mass, suspicion less, indiscriminate collection of citizens' movements creates a digital dragnet, fundamentally indistinguishable in its nature and effect from the "general warrants" explicitly condemned as "dangerous to liberty" by the framers of the Tennessee Constitution; and

WHEREAS, the continuous, unblinking surveillance of these cameras subjects citizens to searches of their locations and patterns of life without prior "evidence of the fact committed," and targets individuals "whose offences are not particularly described and supported by evidence"; and

CONTINUED

Item 3
Resolution No. 2026-09-11

WHEREAS, Sullivan County citizens have unalienable rights given to them by their Creator to go about their lives without being subjected to warrantless mass surveillance while driving through the most populous areas of our county; and

WHEREAS, the Sullivan County Commission has a solemn and sworn duty to uphold the Tennessee Constitution and to defend the inherent liberties, privacy rights, and constitutional protections of all citizens residing or traveling within its jurisdictional boundaries.

WHEREAS, Article I, Section 1 of the Tennessee Constitution declares that all power is inherent in the people, and that for the advancement of their peace, safety, and happiness, they possess an unalienable and indefeasible right to alter or reform their government in such manner as they may think proper; and

WHEREAS, when municipalities deploy warrantless mass surveillance that treads on the constitutional rights of the people protected under Article I, Section 7, this Board has a duty to act as the legislative voice of the people to reform such overreach; and

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sullivan County,
Tennessee, meeting in regular session, that the use of ALPRs for the suspicionless, mass collection of vehicle and location data is hereby declared equivalent to a general warrant, and is therefore a violation of Article I, Section 7 of the Tennessee Constitution.

BE IT FURTHER RESOLVED that pursuant to Article I, Section 7 of the Tennessee Constitution, no law enforcement agency, municipality, or government entity operating within Sullivan County shall fund, deploy, maintain, or access data from any ALPR system to monitor public roadways without a particularized search warrant signed by a neutral magistrate based upon probable cause of a specific crime.

BE IT FURTHER RESOLVED that Sullivan County, including all of its departments, agencies, and personnel, shall not fund, participate in, or access warrantless municipal ALPR data.

CONTINUED

Item 3
Resolution No. 2026-09-11

BE IT FURTHER RESOLVED that the Sullivan County Attorney is hereby authorized and directed to vigorously defend this resolution, and the constitutional rights of the citizens of Sullivan County, against any municipal, corporate, or legal challenge that seeks to maintain warrantless dragnet surveillance within the borders of this County.

BE IT FURTHER RESOLVED that if any portion of this resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other portion of this resolution.

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 _____, 2026, at or about the following time _____ by the following method: _____.

_____
Teresa Jacobs, County Clerk.

ACTION BY MAYOR

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

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

CONTINUED

Item 3
Resolution No. 2026-09-11

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____ 2026, at or about the following time _____ by the following method:

_____.

_____
Zane Vanover Mayor, Sullivan County

Sponsored By: Commissioner: Joe Carr
Co-Sponsors: Commissioner: Lakie Derrick

ACTIONS: 09/17/2026 (Regular Session) 1st Reading; 10/08/26 (Work Session) To be considered at Regular Session on 10/15/26.

Item 4
Resolution No. 2026-09-12

To the Honorable Zane Vanover, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 17th day of September 2026.

A RESOLUTION IMPLEMENTING A TRIGGER LAW BANNING ALL AUTOMATED LICENSE PLATE READERS IN SULLIVAN COUNTY, TO TAKE EFFECT AS SOON AS GIVEN AUTHORITY BY EITHER THE STATE LEGISLATURE OR CONGRESS

WHEREAS, Tennessee Code Annotated (T.C.A.) § 55-10-302 defines an "automated license plate recognition system" as one or more fixed high-speed cameras combined with computer algorithms to convert images of license plates into computer-readable data; and

WHEREAS, the indiscriminate and continuous collection of location and vehicular data by automated license plate recognition systems poses significant risks to the privacy, security, and unalienable rights of the people of Sullivan County; and

WHEREAS, the deployment of this technology creates an infrastructure capable of warrantless surveillance and the mass tracking of individuals going about their lawful daily activities without probable cause or reasonable suspicion; and

WHEREAS, Article 1, Section 7 of the Tennessee Constitution guarantees "that the people shall be secure in their persons, houses, papers, and possessions, from unreasonable searches and seizures," and that searches "without evidence of the fact committed," or targeting "persons not named, whose offenses are not particularly described and supported by evidence, are dangerous to liberty;" and

WHEREAS, with the proliferation of ALPR cameras, their reliance on artificial intelligence, and the ever-increasing capabilities of AI, it is the duty of this Commission to protect our citizens from the implications of these technologies and mitigate potential future risks; and

WHEREAS, the recent United States Supreme Court cases of Carpenter v. United States and Chatrie v. United States, as well as potential state and federal legislation, leave the future of this technology in doubt; and

CONTINUED

Item 4
Resolution No. 2026-09-12

WHEREAS, the Sullivan County Board of County Commissioners believes that the fundamental right to privacy and freedom from pervasive surveillance are essential liberties that local government has a duty to fiercely protect; and

WHEREAS, the Sullivan County Board of County Commissioners seeks to proactively establish local policy to protect its residents, ensuring that a complete and total ban on such surveillance technology takes place at the earliest permitted time; and

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

SECTION 1. ENACTMENT OF TRIGGER BAN. This Board of Commissioners hereby implements a
Trigger Law banning the use of all Automated License Plate Readers (ALPRs) by all entities, public or private, as well as the usage of data obtained from such technology within Sullivan County. This prohibition is set to take effect the moment this Board of Commissioners is legally given the authority to do so by either the State Legislature or Congress.

SECTION 2. CESSATION OF OPERATIONS AND DATA DESTRUCTION. Upon the legal
activation of this resolution as outlined in Section 1, any public or private entity operating an Automated License Plate Recognition system within Sullivan County shall cease all data collection operations immediately. All such physical devices shall be removed from public rights-of-way and public property within thirty (30) days of the triggering date, and all previously captured plate data not part of an active criminal investigation shall be immediately destroyed.

SECTION 3. SEVERABILITY. If any provision of this resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the resolution which can be given effect without the invalid provision or application, and to that end, the provisions of this resolution are declared to be severable.

CONTINUED

Item 4
Resolution No. 2026-09-12

SECTION 4. EFFECTIVE DATE. This resolution shall take effect immediately upon its passage, the public welfare requiring it, with the specific enforcement of the ALPR prohibition delayed only until the conditions of Section 1 are met.

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 _____, 2026, at or about the following time _____ by the following method: _____.

_____
Teresa Jacobs, County Clerk

ACTION BY MAYOR

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

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

CONTINUED

Item 4
Resolution No. 2026-09-12

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____ 2026, at or about the following time _____ by the following method: _____.

_____
Zane Vanover Mayor, Sullivan County

Sponsored By: Commissioner: Joe Carr
Co-Sponsors: Commissioner: Lakie Derrick

_____
ACTIONS: 09/17/2026 (Regular Session) 1st Reading; 10/08/26 (Work Session) To be considered at Regular Session on 10/15/26

Item 5
Resolution No. 2026-10-17

To the Honorable Zane Vanover, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 15th day of October 2026.

A RESOLUTION OF THE SULLIVAN COUNTY COMMISSION APPROVING THE ESTABLISHMENT OF THE PRE-HOSPITAL REGULATORY BOARD AND ADOPTING THE GOVERNING CHARTER, REGULATIONS, AND PERMITTING PROCESS FOR AMBULANCE SERVICES WITHIN SULLIVAN COUNTY

WHEREAS, Tennessee Code Annotated § 7-61-102(a) designates ambulance service as an essential public service; and

WHEREAS, Tennessee Code Annotated § 7-61-102(b) directs counties and municipalities to make provisions ensuring that at least one licensed ambulance service is available to serve their respective populations; and

WHEREAS, Tennessee Code Annotated § 7-61-102(e) authorizes counties and municipalities to adopt and enforce reasonable regulations to control the provision of private and nonprofit ambulance services; and

WHEREAS, Tennessee Code Annotated § 7-61-102(f) authorizes counties and municipalities to act jointly and cooperatively in providing for ambulance services; and

WHEREAS, Sullivan County, the City of Kingsport, and the City of Bluff City desire to work cooperatively to promote the delivery of high-quality pre-hospital emergency medical services, coordinate ambulance service operations, establish uniform service standards, and protect the health, safety, and welfare of the public; and

WHEREAS, The proposed Pre-Hospital Regulatory Board will provide oversight, coordination, permitting, and regulatory functions for ambulance services operating within the jurisdictions of Sullivan County, the City of Kingsport, and the City of Bluff City, consistent with applicable Tennessee law and regulations; and

WHEREAS, The Governing Charter, Regulations, and Permitting Process entitled "Pre-Hospital Regulatory Board, Sullivan County, City of Kingsport, and City of Bluff City, Tennessee" has been presented to the Sullivan County Commission for consideration and approval.

CONTINUED

Item 5
Resolution No. 2026-10-17

NOW, THEREFORE, BE IT RESOLVED BY THE SULLIVAN COUNTY COMMISSION THAT:

SECTION 1.

The Sullivan County Commission hereby approves and adopts the Governing Charter, Regulations, and Permitting Process for the Pre-Hospital Regulatory Board, attached hereto and incorporated herein by reference.

SECTION 2.

The Sullivan County Commission hereby authorizes Sullivan County to participate in the joint Pre-Hospital Regulatory Board with the City of Kingsport and the City of Bluff City in accordance with the provisions contained in the adopted Charter.

SECTION 3.

The Pre-Hospital Regulatory Board shall serve as the regulatory and permitting body for ambulance service providers operating within the jurisdictions covered by the Charter and shall exercise the powers and duties set forth therein, subject to applicable Tennessee law.

SECTION 4.

The Sullivan County Mayor is authorized to make appointments to the Board as provided in the Charter and to execute any documents necessary to implement this Resolution.

SECTION 5.

The Sullivan County Emergency Management Agency Director, or designee, shall perform the administrative responsibilities assigned under the Charter and Regulations.

SECTION 6.

The County Attorney is authorized to make such non-substantive revisions as may be necessary to ensure compliance with applicable law and to facilitate implementation of the Charter and Regulations.

CONTINUED

Item 5
Resolution No. 2026-10-17

SECTION 7.

This Resolution shall become effective upon its adoption, the ratification of the Charter by the governing bodies of the City of Kingsport and the City of Bluff City, and the execution of any necessary intergovernmental agreements, the public welfare requiring it.

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 _____, 2026, at or about the following time _____ by the following method: _____.

_____
Teresa Jacobs, County Clerk

ACTION BY MAYOR

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

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

CONTINUED

Item 5
Resolution No. 2026-10-17

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____ 2026, at or about the following time _____ by the following method: _____.

_____
Zane Vanover Mayor, Sullivan County

Sponsored By: Commissioner: Hunter Locke
Co-Sponsors: Commissioner: Mark Vance, everyone voting in the affirmative.
ACTIONS: 10/08/26 (Work Session) To be placed on Consent Agenda at Regular Session on 10/15/26

PRE-HOSPITAL REGULATORY BOARD

Sullivan County, City of Kingsport, and City of Bluff City, Tennessee
Governing Charter, Regulations, and Permitting Process

ARTICLE I. NAME, AUTHORITY, AND JURISDICTION

1. Name. There is hereby established the "Pre-Hospital Regulatory Board" (hereinafter the "Board"), jointly created by Sullivan County, Tennessee; the City of Kingsport, Tennessee; and the City of Bluff City, Tennessee.

2. Statutory Authority. The Board is established under the authority of Tennessee Code Annotated § 7-61-102(e), which authorizes the governing body of any county or city to adopt and enforce reasonable regulations to control the provision of private or nonprofit ambulance service. Ambulance service is designated an essential service in the State of Tennessee under T.C.A. § 7-61-102(a), and Sullivan County, the City of Kingsport, and the City of Bluff City are directed under T.C.A. § 7-61-102(b) to make provisions ensuring that at least one licensed ambulance service is available to their respective populations. This joint arrangement is entered into consistent with T.C.A. § 7-61-102(f), authorizing counties and municipalities to act jointly or cooperatively to provide for ambulance service.

3. Jurisdiction. The Board's jurisdiction extends jointly to Sullivan County, Tennessee; the City of Kingsport, Tennessee; and the City of Bluff City, Tennessee (together, the "Member Jurisdictions"), each acting by its own independent authority. The City of Bristol, Tennessee is outside the Board's jurisdiction; ambulance service within the corporate limits of Bristol is not regulated, permitted, or otherwise addressed by this document.

4. Relationship to State Law. Nothing in this document shall be construed to limit, alter, or substitute for the licensing authority of the Tennessee Department of Health, Division of Emergency Medical Services, or the Tennessee Emergency Medical Services Board, under the Emergency Medical Services Act of 1983, T.C.A. § 68-140-301 et seq. A Permit issued under this document authorizes a Service Provider to operate within the Member Jurisdictions; it does not substitute for, and is in addition to, the State ambulance service license required of every ambulance service operating in Tennessee.

ARTICLE II. PURPOSE

The Board is established for the following purposes:

1) Establish and enforce regulations regarding ambulance service care within the Member Jurisdictions.

2) Coordinate pre-hospital care within the Board's jurisdiction.

3) Ensure protocols for ambulance service within the Board's jurisdiction, consistent with applicable state rules.

4) Maintain a standard of care for ambulance service consistent with State of Tennessee EMS rules and the essential-service mandate of T.C.A. § 7-61-102.

5) Promote quality patient care by all ambulance services operating within the Board's jurisdiction.

6) Encourage cooperation and coordination among medical dispatch centers serving the Member Jurisdictions.

7) Submit necessary reports to the Sullivan County Commission, the Kingsport Board of Mayor and Aldermen, and the Bluff City Board of Mayor and Aldermen.

8) Grant, deny, or revoke permission, as the Board sees fit and consistent with this document, to applicants seeking to provide ambulance service within the Member Jurisdictions.

ARTICLE III. BOARD MEMBERSHIP

The Board shall consist of eight (8) voting positions and one (1) non-voting, ex officio position, appointed by the governing body indicated, for the terms indicated.

Seat / Position	Appointed By	Name	Initial Term*
County Commissioner	Sullivan County Mayor		4 years (Group A)
County Commissioner	Sullivan County Mayor		4 years (Group A)
Citizen at Large	Sullivan County Mayor		4 years (Group A)
City of Bluff City Representative	Bluff City Board of Mayor and Aldermen		4 years (Group A)

City of Kingsport Representative	Kingsport Board of Mayor and Aldermen		2 years (Group B)
City of Kingsport Representative	Kingsport Board of Mayor and Aldermen		2 years (Group B)
Citizen at Large	Sullivan County Mayor		2 years (Group B)
Physician Member (Emergency Medicine)	Sullivan County Mayor		2 years (Group B)
Sullivan County EMA Director (or designee) — ex officio, non-voting	Sullivan County Mayor		N/A — non-voting

*Terms. Following the initial terms shown above, all voting positions shall be appointed for four-year terms. To avoid replacing the Board's entire voting membership at the same time, initial appointments are split into two groups whose terms are offset by two years: Group A seats carry an initial four-year term, and Group B seats carry a shorter initial term of two years, after which Group B seats likewise convert to the standard four-year term — so that, going forward, exactly half of the Board's voting seats come up for reappointment two years apart from the other half.

Individuals appointed to fill these positions shall be qualified representatives of the organization or category indicated. Should a member resign, be removed, or otherwise cease to represent their organization or category, that position shall be filled by another qualified person, appointed by the same governing body, to complete the unexpired term. Vacancies shall be filled by the appointing governing body shown above.

Qualifications of the Physician Member. The Physician Member shall be a physician licensed, or formerly licensed and retired in good standing, to practice medicine in the State of Tennessee, who currently is, or in the past was, board-certified or board-eligible in emergency medicine (or who otherwise possesses substantially equivalent training and experience in emergency medical care), and who currently practices, or has previously practiced, medicine within, or provided medical services to, the Member Jurisdictions. The Physician Member provides clinical and medical-practice input to the Board's deliberations and votes as a full voting member on all matters

before the Board; this position is distinct from, and does not substitute for, the Medical Director required of each Service Provider under Section 5, below.

Officers and Minutes. Election of officers shall be held at the first regular meeting following January of each year. The Chairman of the Board shall be appointed from the membership by the Sullivan County Mayor, for a two-year term, and shall chair all meeting in accordance with Roberts Rules of Order. The Vice-Chairman shall be elected from the membership by a majority of the voting members present and shall chair meetings in the Chairman's absence. The EMA Director is responsible for the preparation and safekeeping of the Board's minutes. The minutes of a Board meeting may be approved during an official meeting or by email approval of the majority members present during the meeting for which the minutes were drafted.

Role of the EMA Director (Ex Officio Member). The Sullivan County Emergency Management Agency (EMA) Director, or designee, shall serve on the Board in a non-voting, ex officio capacity, contributing operational and emergency-management expertise to the Board's work without a vote on Board decisions. In that capacity, the EMA Director or designee shall: (a) serve as, or appoint, the "Coordinator" referenced throughout this document, responsible for administering the Permit application and renewal process, maintaining Service Provider records, and distributing copies of these Regulations as required by Section 2, below; (b) have authority to waive the Permit requirement of Section 2.A on an emergency basis upon determining that a public health emergency exists, until that emergency is abated, as provided in Section 2.B; (c) receive and help coordinate complaints alleging violation of these Regulations, as provided in Section 7.B; and (d) coordinate the response of Service Providers operating within the Board's jurisdiction during a disaster or declared emergency, as provided in Section 3.D. This ex officio, non-voting role reflects the EMA Director's operational and coordinating function, distinct from the policy-setting and permitting authority that remains with the Board's eight voting members.

ARTICLE IV. MEETINGS

The Board shall meet as needed, or by special called meeting when requested by the Chairman, Vice-Chairman, or three (3) voting members of the Board. A quorum for conducting business shall be not less than fifty percent (50%) of the Board's voting membership (four (4) of eight (8) voting members, based on the membership described in Article III). The EMA Director or designee, as a non-voting member, does not count toward quorum.

ARTICLE V. AMENDMENTS

Amendments to this document affecting Part One (Organization) shall be submitted by the Chairman and must be approved by three-fourths (3/4) of the Board's voting membership (six (6) of eight (8) voting members).

ARTICLE VI. POWERS

Under the provisions of T.C.A. § 7-61-102(e), the Board may adopt and enforce regulations for the protection of the public welfare, as set forth in Part Two of this document. The Board shall report failure to meet the standard of care, or any violation of these regulations, to the administrative office and/or governing body of the offending party. The Board may also make recommendations to the Tennessee Emergency Medical Services Board and/or the Division of Emergency Medical Services for appropriate action regarding licenses or certifications of persons or organizations that may be in violation of applicable state law.

PART TWO — REGULATIONS OF PRE-HOSPITAL CARE

Regulations contained herein are in no way intended to discriminate against any private or non-profit ambulance service. These Regulations are established to ensure the highest level of pre-hospital care and welfare to all sick or injured persons within the Member Jurisdictions. Any ambulance service that fails to comply with these standards will not be permitted to operate within the Board's jurisdiction. These Regulations are subject to change at any time by the Board, consistent with Article V above.

SECTION 1. DEFINITIONS

A. **Advanced Life Support (ALS)** - Advanced Emergency Medical Technicians, Paramedics, or other EMS personnel having a higher level of licensure, who treat life-threatening or aggravating medical emergencies under medical control, consistent with Tenn. Comp. R. & Regs. 1200-12-01-.14.

B. **Basic Life Support (BLS)** - EMS personnel, authorized through the appropriate level of licensure, who treat life-threatening medical emergencies under medical control, consistent with Tenn. Comp. R. & Regs. 1200-12-01-.14.

C. **Ambulance** - Any privately or publicly owned motor vehicle used for the transportation of injured or infirm persons on an emergency or non-emergency basis, consistent with T.C.A. § 7-61-101.

D. **Board** - The Pre-Hospital Regulatory Board established by Part One of this document.

E. **Coordinator** - The Director of the Sullivan County Emergency Management Agency (EMA), or designee approved by the Board. See Article III, above.

F. **Department** - The Tennessee Department of Health, Division of Emergency Medical Services.

G. **Dispatch Center** - Any dispatch entity that receives or dispatches ambulance calls within the Board's jurisdiction.

H. **Emergency Medical Responder (EMR)** - A person who has successfully completed the Emergency Medical Responder training course and has qualified by examination to perform lifesaving interventions while awaiting additional EMS response, consistent with Tenn. Comp. R. & Regs. 1200-12-01-.04.

I. **Emergency Medical Technician (EMT)** - A person who has successfully completed the Emergency Medical Technician training course and has qualified by examination to provide basic emergency medical care under medical direction, consistent with Tenn. Comp. R. & Regs. 1200-12-01-.04.

J. **Advanced EMT (AEMT)** - A person who has successfully completed the Advanced Emergency Medical Technician training course and has qualified by examination to provide basic and limited advanced emergency medical care under medical direction, consistent with Tenn. Comp. R. & Regs. 1200-12-01-.04.

K. **Paramedic** - A person who has successfully completed an accredited Paramedic Program at the certificate or associate degree level and has qualified by examination to provide basic and advanced emergency medical care under medical direction, consistent with Tenn. Comp. R. & Regs. 1200-12-01-.04.

L. **Medical Direction** - Supervision by a physician licensed to practice in the State of Tennessee of the medical aspects of patient care within emergency medical services, consistent with Tenn. Comp. R. & Regs. 1200-12-01-.04.

M. **Medical Director** - A physician licensed to practice in the State of Tennessee, contracted by a Service Provider to provide medical supervision and to assure the provision of quality emergency medical care by that Service Provider's agents.

N. **Emergency Transport** - Transport using warning lights and/or sirens of a patient with a medical condition requiring immediate medical attention.

O. **Convalescent Transport** - Transport of any patient not requiring Emergency Transport.

P. **Patient** - Any person suffering from any illness or injury.

Q. **Permit** - The document issued by the Board to a Service, following the process in Section 2 below, authorizing that Service to operate as a Service Provider within the Member Jurisdictions, valid for one (1) year as provided in Section 2.

R. **Primary Service Provider** - A Service Provider designated to provide primary emergency Ambulance response within a defined service area of the Member Jurisdictions, corresponding to a "Category A" license under Tenn. Comp. R. & Regs. 1200-12-01-.14.

S. **Service** - Any sole proprietor, firm, association, partnership, corporation, or other legal entity.

T. **Service Provider** - Any Service permitted by the Board to provide emergency or non-emergency ambulance transportation of patients within the Member Jurisdictions.

U. **Sullivan County** - Sullivan County, Tennessee, other than the City of Kingsport and the City of Bluff City (each addressed separately below) and other than the City of Bristol, which is outside the Board's jurisdiction. See Article I(3), above.

V. **City of Kingsport** - The City of Kingsport, Tennessee, one of the three Member Jurisdictions that jointly established the Board under Article I.

W. **City of Bluff City** - The City of Bluff City, Tennessee, one of the three Member Jurisdictions that jointly established the Board under Article I.

X. **Member Jurisdictions** - Sullivan County, the City of Kingsport, and the City of Bluff City, collectively. See Article I(3), above.

Classification of Ambulance Services. This Board does not independently classify ambulance services. Classification, licensure category, and staffing level are established exclusively by the Tennessee Department of Health, Division of Emergency Medical Services under Tenn. Comp. R. & Regs. 1200-12-01-.14 (currently: Category A — Primary Emergency Provider, and Category B — Licensed Ambulance Transport Services, each at Levels 1 through 4 based on required Advanced Life Support / Basic Life Support staffing percentages). Each Service Provider permitted under Section 2 below shall hold a current State of Tennessee ambulance service license at the category and level appropriate to the service it provides within the Member Jurisdictions and shall provide proof of that license as part of its application under Section 2.

SECTION 2. PERMIT REQUIRED AND PERMITTING PROCESS

A. No Service shall operate, or hold itself out as available to operate, as a Service Provider within the Member Jurisdictions unless and until that Service has received a Permit from the Board.

B. The EMA Director or designee may waive the Permit requirement on an emergency basis upon determining that a public health emergency exists, until abatement of that emergency, as determined by the EMA Director or designee.

C. Application. A Service desiring a Permit shall submit an application on the form provided by the Board (the "Ambulance Provider Application"), together with proof of a current, corresponding State of Tennessee ambulance service license. Applications will be reviewed for accuracy and completeness; applicants will be notified and given ten (10) days from the date of notice to make any needed corrections. The applicant shall notify the Board within ten (10) days of any change to the information supplied in its application.

D. Permit Term. Each Permit shall be valid for one (1) year, from July 1 through June 30. In May of each year, the coordinator shall send a current copy of these Regulations and a renewal application (the "Ambulance Renewal Application") by certified mail, return receipt, to the listed address of each current Service Provider.

1. Current list of personnel, together with current licensure for each.

2. Current list of all ambulances operated, including permitted and non-permitted units, with mileage and date of last inspection.
3. Copy of the Service's current State of Tennessee ambulance service license.
4. A list of any current discrepancies within the Service.
5. A statement of the Service's desire to continue operating within the Member Jurisdictions.
6. Authorized signature.

E. Renewal applications shall be postmarked or delivered to the EMA Director by July 1 of each year so they may be distributed to the Board at its July meeting. Failure to submit a renewal application by July 1 will be treated by the Board as that Service Provider's election not to have a new Permit issued. The Board will consider issuance of new and renewal Permits at its regular meeting following the application deadline.

F. Temporary Permits, not to exceed ninety (90) days, may be issued at the Board's discretion.

G. Applications will be accepted at any time; however, once an application is rejected, the applicant may not reapply more than twice within a trailing twelve-month period.

H. Permits may not be transferred or assigned without Board approval. A change in ownership of a Service Provider voids its Permit unless otherwise approved by the Board. A Service Provider's Permit is void if that Service Provider ceases to provide continuous ambulance service for forty-eight (48) hours, unless otherwise approved by the Board.

I. No fee shall be charged for the issuance, renewal, or temporary issuance of a Permit under this Section.

J. Air-Medical Services, Special Ambulance Services, and privately owned ambulances dedicated solely to commercial sites for private use by the owner(s) and its employees are exempt from this Section.

SECTION 3. OPERATING REQUIREMENTS

A. Compliance with Rules and Regulations

All Service Providers shall always conform to the following:

1. All rules and regulations of the Department and the Division of Emergency Medical Services;
2. All Regulations of the Board;
3. Immediate compliance with any change to the Board's Regulations, except that a Service Provider shall have ninety (90) days to comply with any change requiring additional equipment or personnel;

4. Notice to the Coordinator of any plan to reduce the level or type of service historically provided (not including changes in medical protocol, unless such a change would downgrade the Service Provider's license classification);

5. For Primary Service Providers specifically: no reduction in the level or type of service historically provided, including planned reductions in staffing, ambulances, or equipment; planned closure or reduced hours at an existing station; or a change in the type of calls the Service responds to, without prior Board approval (not including changes in medical protocol, unless such a change would downgrade the Primary Service Provider's license classification).

B. Base of Operations

1. Each Service Provider shall maintain a fixed base of operation, housing necessary equipment and personnel, with twenty-four-hour communication capability with the public (telephone) and its vehicles (radio).

2. Each Service Provider shall maintain a local business office within Sullivan County, open to the public during reasonable business hours, for paying bills, accepting complaints, and conducting business. The office address and phone number shall appear on any advertising, billing information, or brochure distributed or addressed for delivery within the Board's jurisdiction.

3. Vehicles used to provide Emergency Transport, or to transport patients point-to-point, within the Board's jurisdiction shall be stationed within the Member Jurisdictions. Each Service Provider shall maintain a current list of all locations used to station such vehicles and the hours each location is staffed.

C. Vehicles and Equipment

1. Maintenance, repair, and inventory records, including medicine and drugs, shall be available for inspection by the Coordinator or the Board.

2. Each ambulance used for Emergency Transport must be equipped for radio communication with all 911 Dispatch Centers and hospitals within the Board's jurisdiction.

3. Each Service Provider shall have all necessary equipment for use in inclement weather.

4. Each ambulance shall display the Service Provider's name and ambulance identification number on both exterior sides of the vehicle, in a minimum of four (4) inch contrasting, reflective letters, readable from a distance of one hundred (100) feet.

5. No Service Provider shall use or advertise the words "Sullivan County," "Kingsport," or "Bluff City" as part of its trade or business name without Board approval; unless the Service Provider is a governmental department.

6. All Service Providers shall prominently display "EMERGENCY DIAL 911" on all ambulances, in a minimum of four (4) inch contrasting, reflective letters. No other telephone number shall be displayed.

7. No Service Provider shall advertise a seven- or ten-digit telephone number for emergency calls without "EMERGENCY DIAL 911."

8. No Service Provider shall increase its ambulance fleet without Board approval.

D. Emergency Transports and Responses

1. All Service Providers shall, in cases of disaster or emergency drill preparedness, respond to the request of any 911 center within the Board's jurisdiction and report for response coordination by the Tennessee EMS Consultant, EMA Director, or designee.

2. All Service Providers shall establish mutual aid agreements with the Primary Service Providers within the Board's jurisdiction.

3. All Primary Service Providers, and any Service Provider intending to provide Emergency Transport within the Board's jurisdiction, shall hold a State license and staffing consistent with a Category A1 designation under Tenn. Comp. R. & Regs. 1200-12-01-.14. Any other Service Provider shall hold a State license and staffing consistent with a Category B4 OR higher designation.

4. Only Primary Service Providers shall provide Emergency Response within the Board's jurisdiction, unless another Service Provider is requested by a 911 Dispatch Center. This does not prohibit a non-emergency Service Provider from providing Emergency Transport where a patient's condition deteriorates or worsens such that immediate Emergency Transport is required, or from providing emergency inter-hospital transport if equipped and staffed as an ALS ambulance with a Paramedic and EMT. Also, must meet all Department requirements.

5. Should a Service Provider receive a call requesting Emergency Response for any reason other than inter-hospital transport, the Service Provider shall, if appropriate, immediately advise the caller to call 911. If the caller is unable or unwilling to do so, the Service Provider shall obtain all pertinent information, attempt to keep the caller on the line, and immediately relay that information to the 911 Dispatch Center. **FAILURE TO COMPLY WITH THIS REGULATION MAY RESULT IN IMMEDIATE REVOCATION OF THE SERVICE PROVIDER'S PERMIT.**

6. No Service Provider shall cause or permit an ambulance to be dispatched based on information obtained by monitoring a radio frequency assigned to law enforcement, another ambulance service, a rescue squad, a fire department, or another governmental or public agency, except by specific request and prior arrangement with the coordinating dispatch agency.

SECTION 4. COMMUNICATIONS

A. All Service Providers shall meet the Department's radio requirements. Primary Service Providers shall additionally equip all ambulances and Emergency Transport vehicles operating within the Board's jurisdiction with 800 MHz radio talk groups approved for the Member Jurisdictions.

B. A Service Provider responding on emergency traffic within the Board's jurisdiction shall coordinate radio communications through its Dispatch Center and the 911 Dispatch Center responsible for the call.

C. Each Service Provider shall ensure its personnel are familiar with the communication procedures used by the applicable 911 Dispatch Center.

D. In the event of vehicle or equipment failure during an Emergency Transport, the appropriate 911 Dispatch Center shall be notified immediately to dispatch a back-up Service Provider.

E. Phone lines receiving requests for ambulance response, and radio traffic dispatching those requests, shall be recorded and retained for at least one (1) year.

SECTION 5. PERSONNEL

A. All personnel shall be physically capable of performing assigned tasks, shall be clean in dress and person, and shall visibly display their name, certification, and Service Provider name to the patient.

B. Each Service Provider shall have a Medical Director licensed to practice in the State of Tennessee.

C. Each Primary Service Provider shall have a Medical Director licensed to practice in the State of Tennessee and currently practicing emergency medicine within the Member Jurisdictions.

SECTION 6. ADDITIONAL COMPLIANCE

A. In addition to the regulations set forth herein, all Service Providers shall comply with all federal, state, and local laws and regulations. To the extent these Regulations are intended to conform to state and federal law, they shall automatically, without further action, be amended to reflect any change to that state or federal law.

B. No Service Provider shall operate within the Board's jurisdiction without a valid Tennessee EMS license. If a Service Provider's license status changes during the year (e.g., level change, probation, conditional status), the Service Provider shall immediately notify the Coordinator or the Board's Chairman. **FAILURE TO DO SO COULD RESULT IN IMMEDIATE PERMIT REVOCATION.**

C. No Permit will be issued to a new Service with litigation pending against Sullivan County, the City of Kingsport, or the City of Bluff City concerning ambulance service permits.

SECTION 7. ENFORCEMENT AND PENALTIES

A. Open Records

All vehicles, equipment, and response reports (excluding matters protected under HIPAA) shall be available at all times for inspection by the Board's designee.

B. Enforcement

1. Complaints alleging violation of these Regulations shall be made, in writing, to the Sullivan County Mayor, the Kingsport City Manager, the Bluff City Mayor, the Coordinator, or the Board, and shall include:
    a. Date and approximate time of the alleged violation;
    b. Name of the Service Provider alleged to have violated these Regulations;
    c. Names of any witnesses; and
    d. Facts giving rise to the alleged violation.
2. The complaint shall be forwarded to the Board, which shall decide whether it warrants investigation. If so, the Board will request an outside agent or agency to investigate and report back.
3. Upon receiving the investigation results, the Board will decide whether the facts warrant a hearing. If not, the complainant may still forward the complaint to the Department. If the Board declines to pursue the matter, the complainant may appeal that decision to the Sullivan County Commission. If the Board decides to pursue the matter, the hearing process begins.

C. Hearings

1. Upon determining that an alleged violation warrants a hearing, the Board shall conduct a hearing on twenty (20) days' notice to the Service Provider, stating the time, place, and nature of the hearing; the right to be represented by counsel; and the alleged violations.
2. The Service Provider shall have the right to legal counsel at all hearings before the Board and at any appeal.
3. If the Service Provider fails to attend or participate, the Board may take action as though the Service Provider had appeared and fully participated and may issue a decision by default.
4. The Chairman, or in the Chairman's absence the Vice-Chairman, shall preside over hearings under this Section.
5. Appeal Pathway. A Service Provider aggrieved by a decision of the Board may first seek reconsideration by the Board. If the Service Provider remains aggrieved after the Board's decision, it may appeal that decision to the Sullivan County Commission, whose decision on appeal shall be final.

D. Penalties

The Board may take disciplinary action as appropriate against a Service Provider for violating or failing to comply with any provision of these Regulations, up to and including revocation of the Service Provider's Permit. Legal action may be taken if appropriate to enforce a Board decision.

E. Appeals

Any Board decision may be appealed to the Sullivan County Commission as provided in Section 7.C.5, above. The Sullivan County Commission may take disciplinary action as appropriate, up to and including revocation of the Service Provider's Permit, and legal action may be taken if appropriate to enforce that decision.

SECTION 8. SEVERABILITY

If any subsection, sentence, clause, phrase, or portion of this document is held invalid or unconstitutional by a court of competent jurisdiction, that portion shall be deemed a separate, distinct, and independent provision, and that holding shall not affect the validity of the remaining provisions.

SECTION 9. EFFECTIVE DATE AND ADOPTION

This document shall take effect only upon adoption by the Board and ratification by the Sullivan County Commission (or its Administrative Committee, as applicable), the Kingsport Board of Mayor and Aldermen, and the Bluff City Board of Mayor and Aldermen. Until that occurs, the currently adopted By-Laws (rev. 1/24/08) and Regulations of Pre-Hospital Care (approved 2/7/05) remain in effect.

[Signature lines to be added upon adoption.]

Item 6
Resolution No. 2026-10-18

To the Honorable Zane Vanover, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 15th day of October 2026.

RESOLUTION TO RECOGNIZE AND ACCEPT THE 2026-2027 STATE SPECIAL EDUCATION PRESCHOOL GRANT

WHEREAS, the State of Tennessee has allocated a State Special Education Preschool Grant for the 2026-2027 fiscal year to assist local educational agencies in the provision of special education and related services to this population; and

WHEREAS, the Sullivan County Board of Education is eligible to receive funds under this grant program; and

WHEREAS, it is the intent of the Sullivan County Department of Education to officially recognize, accept, and utilize these funds in accordance with the terms and conditions set forth in the grant contract;

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the Sullivan County Department of Education to recognize said grant funds in the General Purpose School Fund; not to exceed the amount of $108,193.01. The revenue and expenditure account codes for this are as follows

Account Number	Account Description	Amount
46515-721	Early Childhood Education	108,193.01
71200-100-721	Salaries	80,000.00
71200-200-721	Employee Benefits	10,313.01
71200-400-721	Supplies & Materials	17,880.00

Waiver of the Rules Requested

CONTINUED

Item 6
Resolution No. 2026-10-18

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 _____, 2026, at or about the following time _____ by the following method: _____.

_____
Teresa Jacobs, County Clerk

ACTION BY MAYOR

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

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

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____ 2026, at or about the following time _____ by the following method: _____.

_____
Zane Vanover Mayor, Sullivan County

Sponsored By: Joyce Crosswhite
Co-Sponsor(s): Matthew Johnson

ACTIONS: 10/08/26 (Work Session) To be placed on Consent at Regular Session on 10/15/26

Item 7
Resolution No. 2026-10-19

To the Honorable Zane Vanover, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 15th day of October 2026.

RESOLUTION TO RECOGNIZE REIMBURSEMENTS RECEIVED FOR PROJECT ON TRACK EXPENSES.

WHEREAS, the Sullivan County Department of Education has received funding through the Niswonger Foundation for Project On Track Expenses; and

WHEREAS, the Sullivan County Department of Education is estimated to receive a total of up to $181,240.00 in reimbursement for tutoring and instructional supply expenses.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of

Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the Sullivan County Department of Education to recognize said reimbursements in the General Purpose School Fund; not to exceed the above amount ($181,240.00). The revenue and expenditure account codes for the grant are as follows:

Account Number	Account Descriptions	Amount
48130-70	Contributions	$ 181,240.00
71100-189-70	Other Salaries & Wages	$ 166,240.00
71100-201-70	Social Security	$ 10,350.00
71100-204-70	State Retirement	$ 1,000.00
71100-212-70	Employer Medicare	$ 2,450.00
72210-429-70	Instructional Supplies & Materials	$ 1,200.00

Waiver of the Rules Requested

CONTINUED

Item 7
Resolution No. 2026-10-19

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 _____, 2026, at or about the following time _____ by the following method: _____.

_____
Teresa Jacobs, County Clerk

ACTION BY MAYOR

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

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

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____ 2026, at or about the following time _____ by the following method: _____.

_____
Zane Vanover Mayor, Sullivan County

Sponsored By: Joyce Crosswhite
Co-Sponsor(s): Josh Hayes

ACTIONS: 10/08/26 (Work Session) To be placed on Consent at Regular Session on 10/15/26

Item 8
Resolution No. 2026-10-20

To the Honorable Zane Vanover, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 15th day of October 2026.

RESOLUTION ADOPTING AS THE ENERGY CONSERVATION CODE OF SULLIVAN COUNTY PARTS OF THE 2018 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE REGULATING AND GOVERNING ENERGY EFFICIENT RESIDENTIAL BUILDING ENVELOPES FOR THE UNINCORPORATED AREAS OF SULLIVAN COUNTY; AND PROVIDING FOR THE ISSUANCE OF PERMITS, ENFORCEMENT OF THIS CODE, IMPOSITION OF FINES AND PENALTIES, COLLECTION OF FEES, AND ALL THINGS NECESSARY TO THE ENFORCEMENT THEREOF.

WHEREAS, TCA 68-120-101(b)(2)(A)(iii) prohibits the state or local jurisdiction from adopting energy standards more stringent than state minimum standards; and

WHEREAS, pursuant to TCA 5- I -121, Sullivan County previously established monetary penalties of not to exceed $500 for each violation of its zoning and property maintenance ordinances;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, that the Residential Provisions of the International Energy Conservation Code, 2018 edition, as published by the International Code Council, as hereinafter revised, be and is hereby adopted as the Energy Conservation Code of Sullivan County, Tennessee, [hereinafter "Energy Conservation Code of Sullivan County"] to be applicable in the unincorporated areas of Sullivan County, regulating and governing the construction, alteration, movement, enlargement, replacement, or repair of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress; and

BE IT FURTHER RESOLVED that all previous actions of this County Commission providing for the implementation and enforcement of building codes and zoning, and all things necessary for the implementation and enforcement of this Energy Conservation Code of Sullivan County, issuance of permits, imposition of fines and penalties, and collection of fees, are hereby adopted and/or confirmed; and

CONTINUED

Item 8
Resolution No. 2026-10-20

BE IT FURTHER RESOLVED that said Energy Conservation Code of Sullivan County, with the revisions prescribed in this Resolution, is made a part hereof as if fully set out in this Resolution; and

BE IT FURTHER RESOLVED that the following sections of International Energy Conservation Code, 2018 edition, as described above. are hereby revised:

(l) Section R101.1 insert: "Sullivan County" in place of [NAME OF JURISDICTION].

(2) Table 402.1.2 Insulation and Fenestration Requirements by Component, replace with Table 402.1.1 from 2009 International Energy Conservation Code; delete the column SLAB R-VALUE and DEPTH in its entirety.

(3) Table 402.1.4 Equivalent U-Factors, replace with Table 402.1.3 from 2009 International Energy Conservation Code

(4) Section 404 Electrical Power and Lighting Systems, deleted in its entirety.

(5) Table 405.5.2(1) Specifications for the Standard Reference and Proposed Design, replace with Table 405.5.2(1) from the 2009 International Energy Conservation Code.

(6) Section 402.4 Air Leakage, the requirements of this section shall be optional.

(7) Section R403.5.3 Hot Water Pipe Insulation, delete item 1.

BE IT FURTHER RESOLVED that to the extent the 2018 edition of the International Energy Conservation Code contains standards more stringent than the state minimum standards adopted by the state fire marshal for one-family and two-family construction and additions thereto of 30 or more square feet of interior space, the state minimum standard shall apply in accordance with Tenn. Code Ann § 68-120-101(b)(2)(A)(iii) (2023) and Tenn. Comp. R. & Regs. Chapter 0780-02-23 (2023) or as may be amended from time to time.

BE IT FURTHER RESOLVED, that this Resolution and the Energy Conservation Code of Sullivan County adopted herewith shall replace Resolution NO. 2018-02-06 and Resolution NO. 2019-02-09 (amendment) of Sullivan County; and as of December 1st, 2026 the Energy Efficiency Code of Sullivan County adopted herewith shall thereafter control; and

CONTINUED

Item 8
Resolution No. 2026-10-20

BE IT FUTHER RESOLVED, that if any section, subsection, sentence, clause or phrase of the Energy Conservation Code of Sullivan County adopted herewith is, for any reason, held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this Resolution and the Energy Conservation Code of Sullivan County adopted herewith. The Sullivan County Commission hereby declares that it would have passed this Resolution, and each section, subsection, clause of Energy Conservation Code of Sullivan County, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional; and

BE IT FURTHER RESOLVED, that nothing in this Resolution or in the Energy Conservation Code of Sullivan County herewith adopted shall be construed to limit or impair any suit or proceeding pending in any court as of December 1st, 2026, or any right, remedy or cause of action legally acquired or legally existing or liability legally incurred as of December 1st, 2026, under rules, regulations or Resolution hereby replaced by this Resolution; and

BE IT FURTHER RESOLVED that each and all the regulations, provisions, penalties, conditions and terms of said Energy Conservation Code of Sullivan County, and the revisions, changes and amendments thereto, shall be on file in the office of the Building Commissioner/Building Official/Code Official: and

BE IT FURTHER RESOLVED the Energy Conservation Code of Sullivan County, the revisions and changes defined herewith, and the rules, regulations, provisions, requirements, and all matters established and adopted as a part thereof shall take effect and be in full force and effect on December 1st ,2026 and from that day forward.

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

CONTINUED

Item 8
Resolution No. 2026-10-20

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 _____, 2026, at or about the following time _____ by the following method: _____.

_____
Teresa Jacobs, County Clerk

ACTION BY MAYOR

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

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

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____ 2026, at or about the following time _____ by the following method: _____.

_____
Zane Vanover Mayor, Sullivan County

Sponsored By: Joyce Crosswhite
Co-Sponsor(s): Michael Cole

ACTIONS: 10/08/26 (Work Session) To be placed on Consent at Regular Session on 10/15/26

Item 9
Resolution No. 2026-10-21

To the Honorable Zane Vanover, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 15th day of October 2026.

RESOLUTION ADOPTING AS THE RESIDENTIAL CODE OF SULLIVAN COUNTY PARTS OF THE 2024 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE REGULATING AND GOVERNING THE CONSTRUCTION, ALTERATION, ENLARGEMENT, REPLACEMENT, REPAIR, LOCATION AND DEMOLITION OF DETACHED ONE AND TWO FAMILY DWELLINGS AND MULTIPLE SINGLE FAMILY DWELLINGS (TOWNHOUSES) NOT MORE THAN THREE STORIES IN HEIGHT, WITH SEPARATE MEANS OF EGRESS, FOR THE UNINCORPORATED AREAS OF SULLIVAN COUNTY; AND PROVIDING FOR THE ISSUANCE OF PERMITS, ENFORCEMENT OF THIS RESIDENTIAL CODE, IMPOSITION OF FINES AND PENALTIES, COLLECTION OF FEES, AND ALL THINGS NECESSARY TO THE ENFORCEMENT THEREOF.

WHEREAS, TCA 68-120-101(b)(4)(A) requires the state or local jurisdiction to adopt and enforce building construction safety standards for one-family and two- family construction as published by the International Code Council and to keep within seven (7) years of the date of the latest edition publication; and

WHEREAS, pursuant to TCA 5- I -121, Sullivan County previously established monetary penalties of not to exceed $500 for each violation of its zoning and property maintenance ordinances;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, that International Residential Code, 2024 edition, including appendix AA, BB, BC, BD, and BO as published by the International Code Council, as hereinafter revised, be and is hereby adopted as the Residential Code of Sullivan County, Tennessee, [hereinafter "Residential Code of Sullivan County"] to be applicable in the unincorporated areas of Sullivan County, regulating and governing the construction, alteration, movement, enlargement, replacement, repair, location, removal and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress; and

Item 9
Resolution No. 2026-10-21

BE IT FURTHER RESOLVED that all previous actions of this County Commission providing for the implementation and enforcement of building codes and zoning, and all things necessary for the implementation and enforcement of this Residential Code of Sullivan County, issuance of permits, imposition of fines and penalties, and collection of fees, are hereby adopted and/or confirmed; and

BE IT FURTHER RESOLVED that said Residential Code of Sullivan County, with the revisions prescribed in this Resolution, is made a part hereof as if fully set out in this Resolution; and

BE IT FURTHER RESOLVED that the following sections of International Residential code, 2024 edition, as described above. are hereby revised:

(l) Section R101.1 and R103.1 insert: "Sullivan County" in place of [NAME OF JURISDICTION].

(2) Section R104.2.3.1 Flood Hazard Areas is amended by adding a new section to read "R104.2.3.2 All references to flood prone areas contained within this code shall comply with Sullivan County's duly adopted Flood Insurance Program requirements as shown on the current Flood Insurance Rate Maps (FIRM) or the Flood Boundary and Floodway Maps (FBFM) provided by the National Flood Insurance Program. Any conflicts between the requirements contained herein and those contained in the Flood Insurance Program, the duly adopted Flood Insurance Program shall apply.

(3) Section R105.2 Work exempt from permit is amended as follows

(a.) Item 1. by deleting the text "200 square feet" and inserting the text "120 square feet"

(b.) Item 2. by deleting the text "7 feet" and inserting the text "8 feet."

(c.) Add new item "11. Reroofing where no structural or framing components are damaged, replaced, or repaired.

(4) Section R106 Construction Documents, delete in its entirety and replace with "Construction plans are not required if the construction methods used are approved methods used within this code."

CONTINUED

(5) Section R202 Definitions, pursuant to TCA § 68-120-101(a)(8)(C)(i)(a) the definition of *TOWNHOUSE* is deleted in its entirety and in lieu thereof substituting the phrase "A single-family dwelling unit constructed in a group of three or more attached units in which each unit is separated by a 2 hour fire wall extending from foundation to roof and with a yard or public way on not less than two sides being exempt from sprinkler requirements of Section R309 and Section P2904 of the International Residential Code, 2024 edition, however, if a sprinkler system is installed it shall meet the requirements of these sections."

(6) Table 301.2 Climatic & Geographic Design Criteria – Insert the following information: Ground snow load -15, Speed – 90mph exposure B, Topographic effects – NO, Special Wind Region – NO, Windborne debris zone – NO, Seismic design Category B, Weathering – Severe, Frost line Depth – 12", Termite – Moderate to Heavy, Ice Barrier Required – NO, Flood Hazards – as indicated by most current FIRM map, delete footnote g in its entirety and insert "g. Flood Hazard areas shall be determined by the Sullivan County, TN.", Air Freezing Index – 416, Mean Annual Temp – 55.9

(7) Section R302.3 Fire Resistance Rating, pursuant to TCA 68-120-101(a)(8)(A), the sprinkler requirements in section R309 and section P2904 shall not be mandatory for one- and two-family dwellings, provided however, if a sprinkler system is installed it shall meet the requirements of section R313.2 and section P2904. Therefore, delete entire section and insert "two family dwellings (duplexes) shall have the same fire resistance separation rating as required for Townhouses in section R302.2."

(8) Section R302.13 Fire Protection of Floors, delete text in Exception 2. "or electric-powered."

(9) Table R507.4 Deck Post Height, replace with Table 507.4 from 2018 IRC. Delete note c.

(10) CHAPER 11 [RE] ENERGY EFFICIENCY, delete in its entirety and replace with "Energy Efficiency requirements shall comply with the Energy Efficiency Code of Sullivan County.

(11) Section P2603.5.1 Sewer Depth, replace [NUMBER] with 18 in both places.

(12) Part VII Electrical, delete chapters 34-43 in their entirety and replace with "Electrical installations require Tennessee State permits. Installations shall be in accordance state requirements and must have passed state final electrical inspection prior to final inspection by the Sullivan County Building Department."

CONTINUED

Item 9
Resolution No. 2026-10-21

BE IT FURTHER RESOLVED, that this Resolution and the Residential Code of Sullivan County adopted herewith shall replace Resolution NO. 2019-11-102 of Sullivan County and the 2018 edition of the International Residential Code; and as of December 1, 2026 the Residential Code of Sullivan County adopted herewith shall thereafter control; and

BE IT FURTHER RESOLVED, that if any section, subsection, sentence, clause or phrase of the Residential Code of Sullivan County adopted herewith is, for any reason, held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this Resolution and the Residential Code of Sullivan County adopted herewith. The Sullivan County Commission hereby declares that it would have passed this Resolution, and each section, subsection, clause of the Residential Code of Sullivan County, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional; and

BE IT FURTHER RESOLVED, that nothing in this Resolution or in the Residential Code of Sullivan County herewith adopted shall be construed to limit or impair any suit or proceeding pending in any court as of September 1, 2026, or any right, remedy or cause of action legally acquired or legally existing or liability legally incurred as of September 1, 2026, under rules, regulations or Resolution hereby replaced by this Resolution; and

BE IT FURTHER RESOLVED that each and all the regulations, provisions, penalties, conditions and terms of said Residential Code of Sullivan County, and the revisions, changes and amendments thereto, shall be on file in the office of the Building Commissioner/Building Official/Code Official: and

BE IT FURTHER RESOLVED the Residential Code of Sullivan County, the revisions and changes defined herewith, and the rules, regulations, provisions, requirements, and all matters established and adopted as a part thereof shall take effect and be in full force and effect on January 1 , 2027 and from that day forward.

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

CONTINUED

Item 9
Resolution No. 2026-10-21

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 _____, 2026, at or about the following time _____ by the following method: _____.

_____
Teresa Jacobs, County Clerk

ACTION BY MAYOR

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

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

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____ 2026, at or about the following time _____ by the following method: _____.

_____
Zane Vanover Mayor, Sullivan County

Sponsored By: Joyce Crosswhite
Co-Sponsor(s): Michael Cole

ACTIONS: 10/08/26 (Work Session) To be placed on Consent at Regular Session on 10/15/26

Item 10
Resolution No. 2026-10-22

To the Honorable Zane Vanover, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 15th day of October 2026.

RESOLUTION TO AUTHORIZE SULLIVAN COUNTY TO APPLY FOR UP TO $950,000 THROUGH THE U.S. DEPARTMENT OF JUSTICE, BUREAU OF JUSTICE ASSISTANCE FY 2026 VETERANS TREATMENT COURT PROGRAM FOR THE PLANNING AND IMPLEMENTATION OF A VETERAN'S TREATMENT COURT.

WHEREAS, the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance has made federal funding available through the **BJA FY 2026 Veterans Treatment Court Program**, Grants.gov Funding Opportunity No. **O-BJA-2026-172714**, to support the implementation and enhancement of Veterans Treatment Court operations; and

WHEREAS, the purpose of the Veterans Treatment Court Program is to reduce the use of opioids, stimulants, alcohol, and other substances by high-risk/high-need veterans in the criminal justice system through judicially supervised treatment court programs that integrate substance use disorder and mental health treatment, mandatory drug testing, incentives and sanctions, and transitional services; and

WHEREAS, Category 1 – Planning and Implementation provides funding for a six-month planning phase followed by the launch of a new Veterans Treatment Court, with anticipated awards of up to $950,000 for a 48-month award period beginning January 1, 2027; and

WHEREAS, Sullivan County is an eligible applicant under Category 1 of this funding opportunity as a county government; and

WHEREAS, the BJA FY 2026 Veterans Treatment Court Program requires no cost sharing or local matching funds, and therefore Sullivan County would not be required to provide a local match as a condition of application; and

WHEREAS, applicants under Category 1 are required to demonstrate partnerships with key organizations necessary to operate a Veterans Treatment Court and to document those partnerships through memoranda of understanding or letters of intent; and

CONTINUED

Item 10
Resolution No. 2026-10-22

WHEREAS, the proposed Veterans Treatment Court would seek to connect eligible veterans involved in the criminal justice system with treatment, recovery support services, mandatory drug testing, and judicial supervision with the goals of reducing recidivism, preventing overdose fatalities, and increasing successful completion of Veterans Treatment Court programming; and

WHEREAS, the application process requires Sullivan County to submit the SF-424 through Grants.gov no later than October 29, 2026, at 11:59 p.m. Eastern Time, followed by the complete application through JustGrants no later than November 5, 2026, at 8:59 p.m. Eastern Time.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, that Sullivan County is hereby authorized to apply to the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance for an amount not to exceed $950,000 through Category 1 – Planning and Implementation of the BJA FY 2026 Veterans Treatment Court Program for the planning, implementation, and operation of a Veterans Treatment Court serving eligible veterans in the Sullivan County criminal justice system.

BE IT FURTHER RESOLVED, that this funding opportunity requires no local matching **funds**, and authorization to submit the application shall not constitute an appropriation of County funds.

BE IT FURTHER RESOLVED, that the County Mayor and other appropriate Sullivan County officials are authorized to execute the application, certifications, assurances, memoranda of understanding, letters of intent, and other documents necessary to submit the grant application, subject to applicable Sullivan County policies and procedures.

BE IT FURTHER RESOLVED, that approval of this resolution authorizes application only and does not authorize Sullivan County to accept, appropriate, obligate, or expend any grant funds that may subsequently be awarded.

BE IT FURTHER RESOLVED, that should Sullivan County receive an award under this funding opportunity, acceptance and appropriation of the award shall be presented to the Sullivan County Board of County Commissioners for separate consideration and approval, together with the final award amount, approved budget, applicable revenue and expenditure account codes, grant conditions, and any continuing financial or operational obligations of Sullivan County.

CONTINUED

Item 10
Resolution No. 2026-10-22

This resolution shall take effect from and after its passage, the public welfare requiring it. All resolutions in conflict herewith shall be, and the same are hereby 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 _____, 2026, at or about the following time _____ by the following method: _____.

_____
Teresa Jacobs, County Clerk

ACTION BY MAYOR

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

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

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____ 2026, at or about the following time _____ by the following method: _____.

_____
Zane Vanover Mayor, Sullivan County

Sponsored By: Travis Ward
Co-Sponsor(s): Joyce Crosswhite, Sam Jones, Mark Vance, everyone voting in the affirmative.

ACTIONS: 10/09/26 (Work Session) To be placed on Consent at Regular Session on 10/15/26

Sullivan County

AND THEREUPON COUNTY COMMISSION ADJOURNED AT 8:52 P.M. UPON MOTION MADE BY COMMISSIONER WARD TO MEET AGAIN IN REGULAR SESSION ON OCTOBER 15, 2026.

John T. Gardner

JOHN T. GARDNER

COMMISSION CHAIRMAN