

SULLIVAN COUNTY
Board of County Commissioners
December 12, 2024
6:00 p.m.

COUNTY COMMISSION REZONING HEARING

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

Item 1 Resolution No. 2024-12-01

Sponsors: Calton/Hayes

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

- Crystal Steffey (TedEBear Academy Daycare Center), 4918 Hwy. 126, Blountville, R-1 to B-1 to bring into compliance, 5th Civil District, 4th Commissioner District.

Public Comment on Steffey Request

- ❖ Vote on Steffey Request
- ❖ Adjournment of Rezoning Hearing.



Sullivan County
Board of County Commissioners
244th Annual Session

Item 1
Resolution No. 2024-12-01

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 12th day of December 2024.

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

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

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

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

All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Duly passed and approved this 12th day of December 2024.

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

ATTEST: _____
Teresa Jacobs, County Clerk, Sullivan County

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

County Clerk, Sullivan County



ACTION BY MAYOR

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

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

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

_____.

Mayor, Sullivan County

Introduced by: Commissioner Darlene Calton
Seconded by: Commissioner David Hayes

2024-11-01 ACTIONS: Introduced at rezoning requests public hearing meeting, December 12,
2024 for vote. – JHO III



COUNTY COMMISSION WORK SESSION

December 12, 2024

- ❖ Public Comment: Agenda Items
- ❖ Review of Old Business and Draft Resolutions
- ❖ Announcements
- ❖ Public Comment: Non-Agenda Items
- ❖ Conclusion of Work Session



OLD BUSINESS

Item 1 Resolution No. 2024-11-09

Sponsors: Ireson/Harvey

RESOLUTION TO PROVIDE \$600 PER YEAR EDUCATION INCENTIVE PAYMENTS TO COUNTY LEGISLATIVE BODY MEMBERS OF SULLIVAN COUNTY GOVERNMENT.

Item 2 Resolution No. 2024-11-14

Sponsors: Jones/Calton

A RESOLUTION TO AUTHORIZE THE MAYOR TO SEND A LETTER OF INTENT TO THE TENNESSEE VALLEY AUTHORITY EXPRESSING SULLIVAN COUNTY'S INTEREST IN EXTENDING FOR 30 YEARS THE COUNTY'S EASEMENT FROM TVA OF TVA-OWNED LAND KNOWN AND OPERATED FOR NEARLY 50 YEARS AS OBSERVATION KNOB PARK.

DRAFT RESOLUTIONS

Item 3 Resolution No. to be assigned.

Sponsors: Vanover/Ward

A RESOLUTION AUTHORIZING APPLICATION FOR, ACCEPTANCE OF, AND APPROPRIATION OF FUNDS FROM THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) FOR THE IMPROVEMENT OF LOCAL WASTE MANAGEMENT SYSTEMS, INCLUDING THE CONSTRUCTION OF A MATERIALS RECOVERY FACILITY.

Item 4 Resolution No. to be assigned.

Sponsors: Ireson/Ward

RESOLUTION TO ALLOW THE SULLIVAN COUNTY SHERIFF'S OFFICE TO ENTER INTO A FIVE (5) YEAR CONTRACT WITH AXON TO PROVIDE BODY CAMERAS, DIGITAL EVIDENCE MANAGEMENT, AND IMPLIMENTATION AND TRAINING.

Item 5 Resolution No. to be assigned.

Sponsors: Crosswhite/Calton

RESOLUTION TO ADOPT THE 2025 SULLIVAN COUNTY HIGHWAY DEPARTMENT ROAD ATLAS.



*Sullivan County
Board of County Commissioners
244th Annual Session*

Old Business
Item 1
Resolution No. 2024-11-09

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of November 2024.

RESOLUTION TO PROVIDE FOR EDUCATION INCENTIVE PAYMENTS TO COUNTY LEGISLATIVE BODY MEMBERS OF SULLIVAN COUNTY GOVERNMENT.

WHEREAS, under T.C.A. § 5-5-113, counties are authorized and encouraged to pay a supplement of six hundred dollars (\$600) to county legislative body members who successfully complete in each year at least eight (8) hours of continuing education training at conferences or meetings provided or approved by the County Technical Assistance Service (CTAS); and

WHEREAS, Sullivan County desires to provide for such an incentive payment to county legislative body members who successfully complete the annual training, subject to budget availability and appropriation of funds

.NOW THEREFORE, BE IT RESOLVED by the Sullivan County legislative body, meeting in regular session at Sullivan, Tennessee:

SECTION 1. Any county legislative body member of Sullivan County who has completed at least eight (8) hours of continuing education training at conferences or meetings provided or approved by CTAS and whose completion of such training has been verified by CTAS shall be paid the sum of six hundred dollars (\$600) out of county funds appropriated for that purpose.

SECTION 2. This resolution shall take effect upon its passage and approval, the public welfare requiring it. All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

ADOPTED this 21st day of November 2024.

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

ATTEST: _____
Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk



ACTION BY MAYOR

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

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

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

Mayor, Sullivan County

Sponsor: Commissioner Mark Ireson
Cosponsor: Commissioner Cheryl Harvey



*Sullivan County
Board of County Commissioners
244th Annual Session*

Old Business
Item 2
Resolution No. 2024-11-14

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of November 2024.

A RESOLUTION TO AUTHORIZE THE MAYOR TO SEND A LETTER OF INTENT TO THE TENNESSEE VALLEY AUTHORITY EXPRESSING SULLIVAN COUNTY'S INTEREST IN EXTENDING FOR 30 YEARS THE COUNTY'S EASEMENT FROM TVA OF TVA-OWNED LAND KNOWN AND OPERATED FOR NEARLY 50 YEARS AS OBSERVATION KNOB PARK.

WHEREAS, Sullivan County's 50-year contract with the federal government for an easement on land owned by the Tennessee Valley Authority on South Holston Lake and operated by the county as Observation Knob Park will expire in July 2025; and

WHEREAS, Observation Knob Park's operating season begins months earlier than July 2025; and

WHEREAS, TVA representatives have expressed to park management that the federal agency desires to know as soon as possible if Sullivan County intends to extend its easement, in order to allow the agency to seek an alternative tenant(s) if the County does not intend to do so; and

WHEREAS, Observation Knob Park is in compliance with TVA's operations guidelines; and

WHEREAS, TVA's annual inspection of the park will be in early 2025 prior to the opening date for the season and prior to the annual public lottery for seasonal campsites for the season; and

WHEREAS, park management and the County's Park Committee recommend acceptance of TVA's request to exclude the "421 Boat Ramp Area" – a free-to-the-public lake access area – from the existing and future county easement for the park, a change which will shift responsibility for repairs to a dock there from the county to TVA or TWRA.

NOW, THEREFORE, BE IT RESOLVED the Sullivan County Commission authorizes the County Mayor to initiate extension of the county's contract with TVA/The United States of America for an easement of TVA-owned land on South Holston Lake known and operated as Observation Knob, with the exception of the "421 Boat Ramp Area."

AND FURTHER BE IT RESOLVED the Sullivan County Commission approves immediate exclusion of the "421 Boat Ramp Area" from the existing easement from the July 1975-July 2025 contract.

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.

ADOPTED this 21st day of November 2024.



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

ATTEST: _____
Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk

ACTION BY MAYOR

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

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

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

_____.

Mayor, Sullivan County

Sponsor: Commissioner Sam Jones
Cosponsors: Commissioner Darlene Calton; David Hayes



*Sullivan County
Board of County Commissioners
244th Annual Session*

Item 3
Resolution No. to be assigned.

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this 21st day of November 2024.

A RESOLUTION AUTHORIZING APPLICATION FOR, ACCEPTANCE OF, AND APPROPRIATION OF FUNDS FROM THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) FOR THE IMPROVEMENT OF LOCAL WASTE MANAGEMENT SYSTEMS, INCLUDING THE CONSTRUCTION OF A MATERIALS RECOVERY FACILITY.

WHEREAS the proper management of solid waste is vital to the health, safety, and welfare of the residents of Sullivan County; and

WHEREAS Sullivan County recognizes the importance of modernizing waste management infrastructure to improve environmental sustainability, reduce landfill use, and increase the recovery and recycling of materials; and

WHEREAS the U.S. Environmental Protection Agency (EPA) offers funding opportunities to assist local governments in improving waste management systems and promoting environmental stewardship; and

WHEREAS Sullivan County has identified the need for a materials recovery facility to enhance recycling efforts, reduce environmental impact, and generate economic benefits for the community; and

WHEREAS the Sullivan County Commission supports efforts to secure funding for this project, including through applications to the EPA and other federal or state funding sources.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sullivan County, Tennessee, meeting in regular session, that the County Mayor, or their designee, is hereby authorized to prepare and submit an application to the U.S. Environmental Protection Agency for funding to support improvements to the county's waste management systems, including the construction of a materials recovery facility; and

FURTHER BE IT RESOLVED upon approval of the application and receipt of grant funding, the County Mayor is authorized to execute all necessary agreements and documents required to accept and administer the funds in accordance with applicable federal, state, and local regulations; and

FURTHER BE IT RESOLVED any awarded funds from the EPA for the designated purposes, including costs associated with the design, construction, and implementation of a materials recovery facility and other related improvements shall be appropriated forthwith, accounts and codes designated by the Finance Department; and the County Mayor shall ensure compliance with all reporting requirements and provide updates to the County Commission regarding the progress of the project and the use of funds.

This resolution shall take effect immediately upon its adoption, the public welfare requiring it. All resolutions in conflict herewith be and the same rescinded as far as such conflict exists.



Duly passed and approved this _____ day of _____ 2024.

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

ATTEST: _____
Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____
Mayor Richard S. Venable

Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor Richard S. Venable

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

Mayor, Sullivan County

Sponsor: Commissioner Zane Vanover
Cosponsors: Commissioner Travis Ward; Commissioner Joyce Crosswhite; Commissioner Dwight King; Commissioner Michael Cole; Commissioner Jessica Means; Commissioner Daniel Horne; Commissioner Mark Ireson



Sullivan County
Board of County Commissioners
244th Annual Session

Item 4
Resolution No. to be assigned.

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

RESOLUTION TO ALLOW THE SULLIVAN COUNTY SHERIFF’S OFFICE TO ENTER INTO A FIVE (5) YEAR CONTRACT WITH AXON TO PROVIDE BODY CAMERAS, DIGITAL EVIDENCE MANAGEMENT, AND IMPLIMENTATION AND TRAINING.

WHEREAS the Use of Law Enforcement Body Cameras started in 2005, were used by nearly one third (1/3) of local law enforcement agencies by 2013, and by 2016, that number had grown to nearly fifty (50) percent; and

WHEREAS the use of law enforcement body cameras has been proven to improve officer safety, increase evidence quality, reduce civilian complaints, reduce agency liability, and improve public trust; and

WHEREAS AXON cameras on officers’ vests and tasers will help to de-escalate critical situations quickly and safely, gain operational efficiency and save resources, and maintain transparency internally and externally; and

WHEREAS the use of law enforcement body and taser cameras will decrease litigation liability for Sullivan County and individual officers.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session, hereby authorizes the Sullivan County Sheriff’s Office to enter into a five (5) years agreement with AXON for its Axon Core Plus program at a cost of \$736,241.62. Account codes to be added by the Finance Department, the payment structure as follows:

Year 1 = \$147,248.32
Year 2 = \$147,248.32
Year 3 = \$147,248.32
Year 4 = \$147,248.32
Year 5 = \$147,248.32

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

Duly passed and approved this _____ day of _____ 2024.

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

CONTINUED



ATTEST: _____
Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____
Mayor Richard S. Venable

Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor Richard S. Venable

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

Mayor, Sullivan County

Sponsor: Commissioner Mark Ireson
Cosponsors: Commissioner Travis Ward, Commissioner Zane Vanover, Commissioner Gary Stidham



*Sullivan County
Board of County Commissioners
244th Annual Session*

Item 5
Resolution No. to be assigned.

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

RESOLUTION TO ADOPT THE 2025 SULLIVAN COUNTY HIGHWAY DEPARTMENT ROAD ATLAS.

WHEREAS, annually the Sullivan County Highway Department reviews and updates a listing of County Roads as required by Tennessee law; and

WHEREAS, these revisions are necessary to bring the official Sullivan County Road Atlas up-to-date; and

WHEREAS, a summary of the revisions are attached hereto to be effective January 1, 2025.

NOW THEREFORE BE IT RESOLVED by the Sullivan County Board of Commissioners meeting in Regular Session that they hereby authorize the adoption of the Sullivan County Road Atlas as revised, effective January 1, 2025. The Sullivan County Road Atlas in its entirety is available in the Office of the Sullivan County Highway Department for review.

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

Duly passed and approved this 19th day of December 2024.

WAIVER OF RULES REQUESTED

Approved this _____ day of _____ 2024.

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

ATTEST: _____
Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk

CONTINUED



ACTION BY MAYOR

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

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

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

Mayor, Sullivan County

Sponsor: Commissioner Darlene Calton
Cosponsor: Commissioner Joyce Crosswhite



ATLAS REVISIONS FOR 2024

DATE	SUBDIVISION AND ROAD	C.D	TAXMAP	LENGTH	R.O.W.	CLASS	P.B. & Pg	Gasby Value
Additions								
	No additions for January 2025							
	total gained from additions			0.00			0.00	
Deletions								
Changes								
name change	NONE							
							0.00	
							0.00	
							0.00	
	TOTAL ROAD MILES 853.57						TOTAL MILEAGE gained	0.00
	atlas for January 2022 total mileage 853.24							
	atlas for January 2023 total mileage 852.79							
	atlas for January 2024 total mileage 853.57							
	atlas for January 2025 total mileage 853.57							

