

SULLIVAN COUNTY  
Board of County Commissioners  
Order of Business  
January 15, 2026  
6:00 p.m.

**COUNTY COMMISSION REZONING HEARING AND MONTHLY MEETING**

- ❖ 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
- ❖ Approval of Minutes
- ❖ Presentations:
  - 1) Clay Walker, Networks, quarterly update.
  - 2) Alicia Phelps, NETTA, quarterly report.

**REZONING HEARING**

Item 1 Resolution No. 2026-01-01

Sponsors: Calton/Hayes

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

Case 1) James Bagot, 3076 Weaver Pike, Bristol, R-1 to B-3, to move commercial setbacks 22 feet to allow for a covered storage area.

\*Public Hearing on Case 1/Bagot

\*Vote on Case 1/Bagot

**MONTHLY MEETING**

- ❖ Public Hearing on non-agenda items.
- ❖ Public Hearing on agenda items.
- ❖ Old Business
- ❖ New Business
- ❖ Announcements
- ❖ Adjournment

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

Item 1  
Resolution No. 2026-01-01

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 15<sup>th</sup> day of January 2026.

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

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

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

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

All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

Duly passed and approved this 15th day of January 2026.

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

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

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

\_\_\_\_\_  
County Clerk, Sullivan County

**CONTINUED**

**ACTION BY MAYOR**

Reviewed and ACCEPTED by Mayor, Sullivan County: \_\_\_\_\_  
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: \_\_\_\_\_  
Mayor, Sullivan County

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

\_\_\_\_\_  
Mayor, Sullivan County

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

## **Old Business**

Item 1                    Resolution 2025-11-07

Sponsors: Means/McMurray

**A RESOLUTION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS TO AMEND THE SULLIVAN COUNTY ZONING RESOLUTION AND/OR SULLIVAN COUNTY PLANNING COMMISSION RULES AND REGULATIONS TO IMPOSE A FOUR (4) MONTH MORATORIUM, TO BEGIN UPON PASSAGE OF THIS RESOLUTION, ON THE LOCATION, CONSTRUCTION, OPERATION, PERMITTING, VESTING, ETC., OF DATA MINING CENTERS OR CRYPTO MINING CENTERS WITHIN SULLIVAN COUNTY AND TO DIRECT THE STAFF OF THE SULLIVAN COUNTY PLANNING AND CODES DEPARTMENT TO STUDY SUCH LAND USES AND PROVIDE A RECOMMENDATION FOR ZONING TEXT AMENDMENTS AND/OR CHANGES TO THE SULLIVAN COUNTY PLANNING COMMISSION RULES AND REGULATIONS AND ANY OTHER APPROPRIATE REGULATIONS**

## **New Business**

Item 2                    Resolution 2026-01-02

**RESOLUTION TO APPROPRIATE \$129,021.57 TO THE NORTHEAST TENNESSEE TOURISM ASSOCIATION FROM SULLIVAN COUNTY OCCUPANCY TAX COLLECTIONS FOR THE SECOND QUARTER OF FISCAL YEAR 2025-2026.**

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

Item 1  
Resolution No. 2025-11-07

To the Honorable Richard Venable, Mayor of Sullivan County, and the Board of Sullivan County Commissioners meeting in Regular Session this 20th day of November 2025.

**A RESOLUTION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS TO AMEND THE SULLIVAN COUNTY ZONING RESOLUTION AND SULLIVAN COUNTY PLANNING COMMISSION RULES AND REGULATIONS TO IMPOSE A FOUR (4) MONTH MORATORIUM, TO BEGIN UPON PASSAGE OF THIS RESOLUTION, ON THE LOCATION, CONSTRUCTION, OPERATION, PERMITTING, VESTING, ETC., OF DATA MINING CENTERS AND CRYPTO MINING CENTERS WITHIN SULLIVAN COUNTY AND TO DIRECT THE STAFF OF THE SULLIVAN COUNTY PLANNING AND CODES DEPARTMENT AND THE SULLIVAN COUNTY PLANNING COMMISSION TO STUDY SUCH LAND USES AND PROVIDE RECOMMENDATIONS FOR ZONING TEXT AMENDMENTS AND/OR CHANGES TO THE SULLIVAN COUNTY PLANNING COMMISSION RULES AND REGULATIONS AND ANY OTHER APPROPRIATE REGULATIONS.**

WHEREAS, data mining and cryptocurrency-mining facilities and operations require extraordinary levels of electrical power, often equivalent to the consumption of thousands of homes, placing strain on local utilities and potentially increasing costs to residential ratepayers; and

WHEREAS, such facilities generate significant continuous noise from industrial-grade cooling systems, fans, and compressors, which can negatively impact property values, public health, and the peaceful enjoyment of nearby communities; and

WHEREAS, data-mining facilities provide limited job creation, minimal economic impact compared to the infrastructure burden they impose, and do not align with the long-term economic development goals of Sullivan County; and

WHEREAS, several Tennessee counties and multiple jurisdictions nationwide have restricted or prohibited data-mining operations due to concerns over electrical grid strain, noise nuisances, fire hazards, and the lack of community benefit; and

WHEREAS, the Sullivan County Board of Commissioners has a responsibility to protect the health, safety, welfare, and property values of its citizens and to ensure responsible land-use planning that preserves the character of local rural and residential communities; and

WHEREAS, Sullivan County has received increasing interest from private entities seeking to establish data-mining or crypto-mining operations, making it necessary and appropriate to adopt proactive protections before such facilities attempt to locate within the County.

**CONTINUED**

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SULLIVAN COUNTY, TENNESSEE:

SECTION 1.

The Sullivan County Zoning Resolution and Sullivan County Planning Commission rules and regulations are hereby amended to impose a four (4) month moratorium, to begin upon passage of this Resolution, forbidding the location, construction, operation, permitting, vesting, etc., of data mining centers and crypto mining centers within Sullivan County; and

SECTION 2.

The staff of the Sullivan County Planning and Codes Department is hereby directed, and the Sullivan County Planning Commission is hereby requested to study such land uses and provide recommendations for zoning text amendments and/or changes to the Sullivan County Planning Commission rules and regulations and any other appropriate regulations; and

SECTION 3.

Data-mining centers and cryptocurrency-mining operations, blockchain-computing centers, etc., are hereby prohibited during such moratorium from filing preliminary development plans, final development plans, and/or applications for building permits, etc., that may entitle them to any vesting rights, and are prohibited from locating, constructing, or operating in Sullivan County during said moratorium; and

SECTION 4.

During such moratorium, no county permits, zoning approvals, building approvals, utility extensions, building permits, and/or development agreements, etc., shall be issued for the purpose of establishing a data-mining center or crypto mining center within Sullivan County; and

SECTION 5.

This prohibition shall not apply to standard commercial or industrial businesses that use data processing equipment for internal business operations; it applies only to high-intensity, third-party, revenue-generating data-mining or crypto-mining facilities; and

SECTION 6.

This moratorium may be extended by vote of this body beyond the initial four months; and

SECTION 7.

If any portion of this Resolution is found invalid by a court of competent jurisdiction, the remaining sections shall remain in full force and effect.

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.

Duly adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

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, 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 Jessica Means

Cosponsors: Commissioner Joe McMurray; Commissioner David Hayes; Commissioner Travis Ward; Commissioner Hunter Locke; Commissioner Michael Cole; Commissioner Gary Stidham; Commissioner Daniel Horne; Commissioner Mark Ireson; Commissioner Davd Akard; Commissioner Zane Vanover; Commissioner Cheryl Harvey; Commissioner Joe Carr; Commissioner Darlene Calton, everyone voting in the affirmative.

SUBMITTED BY SPONSOR FOR INCLUSION IN DECEMBER 11, 2025, Work Session to reflect amendments.

ACTIONS: 12/11/25 (Work Session) To be considered as amended on 12/18/25. 12/18/25 (Regular Session) Deferred by Sponsor. 01/08/25 (Work Session) Sponsor requested resolution be placed on consent calendar for 01/15/25 Regular Session.

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

Item 2  
Resolution No. 2026-01-02

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 15<sup>th</sup> day of January 2026.

**RESOLUTION TO APPROPRIATE \$129,021.57 TO THE NORTHEAST TENNESSEE TOURISM ASSOCIATION FROM SULLIVAN COUNTY OCCUPANCY TAX COLLECTIONS FOR THE SECOND QUARTER OF FISCAL YEAR 2025-2026.**

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

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

WHEREAS, the second quarter of fiscal year 2025-2026 ended December 31 and the Sullivan County Finance Department has available the total revenue amount for the quarter; and

WHEREAS, 50 percent of total receipts for the first quarter (less fees withheld by the county clerk and county trustee) equals \$129,021.57

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of Sullivan County, meeting in Regular Session, approves appropriation of \$129,021.57 and authorizes payment in that amount to NETTA to fulfill the Commission's commitment to directing 50 percent of Sullivan County occupancy tax revenue to NETTA on a quarterly basis in exchange for unspecified destination tourism marketing and promotion of Sullivan County Tennessee. Accounts and codes to be assigned by the Sullivan County Finance Department.

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

**WAIVER OF RULES REQUESTED**

Duly adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

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

ATTEST: \_\_\_\_\_  
Teresa Jacobs, County Clerk

**CONTINUED**

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

\_\_\_\_\_  
Teresa Jacobs, County Clerk.

**ACTION BY MAYOR**

Reviewed and ACCEPTED by Mayor, Sullivan County: \_\_\_\_\_  
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: \_\_\_\_\_  
Mayor, Sullivan County

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

\_\_\_\_\_  
Mayor, Sullivan County

**Sponsor: Commissioner Zane Vanover**

**Cosponsors: Commissioner Mark Ireson; Commissioner John Gardner**

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

Item 3  
Resolution No. 2026-01-03

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 15<sup>th</sup> day of January 2026.

**TO ACCEPT AND APPROPRIATE FUNDS FROM THE STATE OF TENNESSEE  
VOLKSWAGEN MEDIUM- AND HEAVY-DUTY VEHICLE GRANT PROGRAM**

WHEREAS, the Sullivan County Commission seeks to promote fiscal responsibility, environmental stewardship, and efficient government operations; and

WHEREAS, the State of Tennessee, through the Volkswagen Medium- and Heavy-Duty Vehicle Grant Program, provides funding to local governments to reduce emissions by replacing older diesel vehicles with cleaner alternative fuel or electric vehicles; and

WHEREAS, Sullivan County desires to accept funding in the amount of \$81,316.50 from the State of Tennessee Volkswagen Medium- and Heavy-Duty Vehicle Grant Program; and

WHEREAS, the total project cost is \$108,422, of which the grant will fund seventy-five percent (75%), leaving twenty-five percent (25%) as the required local share; and

WHEREAS, the required local share shall be funded jointly by the Sullivan County Solid Waste Department and the Sullivan County Highway Department from their respective existing, approved operating budgets, and *no additional* County funds shall be required; and

WHEREAS, the proposed project includes the purchase of two (2) 2025 Ford F-150 Lightning electric trucks, along with associated electric vehicle chargers and installation, to replace one (1) Class 7 diesel 1998 Chevrolet C-8500 (VIN: 1GBP7H1C2WJ113568) and one (1) Class 8 diesel 2005 Auto Car XPEDITOR (VIN: 5VCDC6BE76H202769) currently in the County fleet; and

**WHEREAS**, the final number of vehicles to be purchased under this resolution shall be determined by actual pricing, procurement requirements, and vehicle availability at the time of purchase, and may be adjusted accordingly to remain within the approved funding amount.

WHEREAS, per grant requirements, Sullivan County is responsible for permanently destroying the existing vehicles being replaced and providing all required documentation to demonstrate proper vehicle destruction and compliance with program guidelines; and

WHEREAS, acceptance of this grant will allow Sullivan County to lower greenhouse gas emissions, reduce fuel and maintenance costs, and advance sustainability goals while continuing to meet operational needs.

**CONTINUED**

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

1. The County Mayor or his designee is hereby authorized to accept the grant funds and execute all documents necessary to implement the project, in accordance with applicable procurement, grant, and audit requirements.
2. The Sullivan County Commission hereby appropriates the grant funds, upon receipt, into the appropriate County accounts for the purchase of two (2) 2025 Ford F-150 Lightning electric vehicles, electric vehicle chargers, and charger installation.
3. The required twenty-five percent (25%) local match shall be provided jointly by the Sullivan County Solid Waste Department and the Sullivan County Highway Department from their current budgeted funds.

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

**WAIVER OF RULES REQUESTED**

Duly adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

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:**  
**Cosponsors:**