

SULLIVAN COUNTY  
Board of County Commissioners  
Order of Business  
January 8, 2026  
6:00 p.m.

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

NOTE: Rezoning Hearing for January 2026 is scheduled for Thursday, January 15, immediately preceding Monthly Meeting of the Board of Commissioners of Sullivan County.

## **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**

None

**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

**CONTINUED**

Item 1  
Resolution No. 2025-11-07

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.

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 6.

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 \_\_\_\_\_ 2025.

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