

SULLIVAN COUNTY
Board of County Commissioners
Order of Business
NOVEMBER 13, 2025
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. 2025-11-01

Sponsors: Calton/Hayes

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

Case 1) Rayford Fletcher, 1515 Bloomingdale Road, R-1 to R-3A, for future planned unit development (PUD). 10th Commission District.

Public Hearing on Case #1/Fletcher

Vote on Case #1/Fletcher

Case 2) Brenda Johnson, 479 Summerville Road, R-1 to R-2, to place single wide mobile home for disabled family member. 8th Commission District.

Public Hearing on Case #2/Johnson

Vote on Case #2/Johnson

Case 3) Matthew and Alexandra Elliott, 4725 Hwy. 11W, R-1 to B-3 to allow operation of a stonework business. 6th Commission District.

Public Hearing on Case #3/Elliott

Vote on Case #3/Elliott

Case 4) Ernest Cassell, 1465 V.I. Ranch Road, A-1 to B-3 to develop various businesses. 1st Commission District.

Public Hearing on Case #4/Cassell

Vote on Case #4/Cassell

CONTINUED

SULLIVAN COUNTY
Board of County Commissioners
Order of Business
NOVEMBER 13, 2025
6:00 p.m.

COUNTY COMMISSION REZONING HEARING & WORK SESSION

WORK SESSION

- ❖ Proclamations & Presentations
 - 1) Proclamation Recognizing Sullivan East High School's Volleyball Team, Principal Andy Hare
 - 2) Presentation on a redevelopment project in downtown Kingsport to convert historic property into a 60-room boutique hotel, restaurant and event space(s).
- ❖ Public Hearing on non-agenda items.
- ❖ Public Hearing on agenda items.
- ❖ Review of Old Business/Drafts of Potential New Business
- ❖ Announcements
- ❖ Adjournment

Board of County Commissioners
245th Annual Session
Rezoning Hearing

Item 1
Resolution No. 2025-11-01

To the Honorable Richard S. Venable, Sullivan County Mayor, and the Board of Sullivan County Commissioners meeting in Regular Session this 13th day of November 2025.

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 ____ day of ____ 2025.

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

Item 1
Resolution No. 2025-11-01

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

None.

New Business

Item 1 Resolution 2025-11-02

Sponsors: Glover/King

RESOLUTION TO APPROVE THE TRANSFER OF A 1998 CHEVROLET CHEYENNE VEHICLE TO BLUFF CITY PUBLIC WORKS DEPARTMENT

Item 2 Resolution 2025-11-03

Sponsors: Locke/Gardner

RESOLUTION OF THE SULLIVAN COUNTY COMMISSION FOR ADOPTION OF A REDEVELOPMENT PLAN AND TAX INCREMENT FINANCING AMENDMENT FOR THE DOWNTOWN KINGSPORT REDEVELOPMENT DISTRICT DOBYNS TAYLOR WAREHOUSE PROJECT AREA

Item 3 Resolution 2025-11-04

Sponsors: Vanover/Ireson

A RESOLUTION RECOGNIZING THE RECEIPT OF REIMBURSEMENT FROM BALLAD HEALTH FOR PROFESSIONAL DEVELOPMENT TRAINING AND ADMINISTRATION OF THE BALLAD HEALTH ACADEMY BY TEACHERS SULLIVAN COUNTY SCHOOLS

Item 4 Resolution 2025-11-05

Sponsors: Jones/Vanover

A RESOLUTION REQUESTING REALLOCATION WITHIN THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE BUDGET

Item 5 Resolution 2025-10-06

Sponsors: Vanover/Stidham

RESOLUTION TO RECOGNIZE THE AMERICAN LEGION'S "BE THE ONE" PROGRAM AND TO PARTNER WITH LOCAL AMERICAN LEGION POSTS IN RAISING PUBLIC AWARENESS OF THAT PROGRAM'S MISSION TO END VETERAN SUICIDES AND THE 988 SUICIDE A CRISIS LIFELINE

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 1
Resolution No. 2025-11-02

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.

RESOLUTION TO APPROVE THE TRANSFER OF A 1998 CHEVROLET CHEYENNE VEHICLE TO BLUFF CITY PUBLIC WORKS DEPARTMENT

WHEREAS, the Sullivan County Maintenance Department has requested the disposal of said vehicle, and;

WHEREAS, Bluff City is in desperate need of this vehicle.

NOW, THEREFORE BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby approves this transfer to the City of Bluff City Department of Public the following vehicle: 1998 Chevrolet Cheyenne Truck 5 Speed Manual 5.7 L, VIN#1GCGK24R4WE150881 Service Truck with approximately 173,118 miles. Tag to be removed and insurance will be removed from the County Maintenance inventory after this transfer is complete. This resolution is to authorize Sullivan County Purchasing Agent to Transfer Title to this vehicle at no cost to the County.

This transfer is subject to the approval of the Finance Committee meeting on September 9, 2025.

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.

Item 1
Resolution No. 2025-11-02

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 Hershel Glover
Co-Sponsor: Commissioner Dwight King

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 2
Resolution No. 2025-11-03

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

RESOLUTION OF THE SULLIVAN COUNTY COMMISSION FOR ADOPTION OF A REDEVELOPMENT PLAN AND TAX INCREMENT FINANCING AMENDMENT FOR THE DOWNTOWN KINGSPORT REDEVELOPMENT DISTRICT DOBYNS TAYLOR WAREHOUSE PROJECT AREA

WHEREAS, Kingsport Housing & Redevelopment Authority (“KHRA”) pursuant to the provisions of Title 13, Chapter 20, Tennessee Code Annotated, as supplemented and amended, has the power and authority to administer redevelopment programs located within its statutory boundaries; and

WHEREAS, KHRA has prepared a document entitled “Redevelopment Plan for Identified Districts & Study Areas” in conformance with Title 13, Chapter 20, Part 2, Tennessee Code Annotated, as supplemented and amended which has been adopted by the City of Kingsport (“Redevelopment Plan”); and

WHEREAS, as previously authorized by the Sullivan County Commission, KHRA conducted a public hearing on April 28, 2025, to determine the necessity for the adoption of Redevelopment Plan for the Downtown Kingsport Redevelopment District on behalf of Sullivan County which includes the use of tax increment financing for the Dobyns Taylor Warehouse Project Area; and

WHEREAS, the comments and findings of said public hearing, along with the Dobyns Taylor Warehouse Project proposal for the Downtown Kingsport Redevelopment District have been presented to the Sullivan County Commission; and

WHEREAS, KHRA and the City of Kingsport, Tennessee have recommended the adoption of the Redevelopment Plan for Downtown Kingsport Redevelopment District Dobyns Taylor Warehouse Project Area and have also recommended approval of the use of tax increment financing for a Project known as Dobyns Taylor Warehouse to be located within the Downtown Kingsport Redevelopment District Dobyns Taylor Warehouse Project Area.

NOW, THEREFORE, BE IT RESOLVED the Sullivan County Commission agrees:

1. The Downtown Kingsport Redevelopment District Dobyns Taylor Warehouse Project Area is a blighted area as defined by Tennessee Code Annotated section 13-20-201 in need of redevelopment.
2. That the Redevelopment Plan for the Downtown Kingsport Redevelopment District as amended, a copy of the Amendment being attached hereto as Exhibit A, is hereby approved, and the factual findings contained therein are affirmed and adopted by the Sullivan County Commission.

CONTINUED

3. That use of tax increment financing as described in the Downtown Kingsport Redevelopment District for use in support of the project known as Dobyns Taylor Warehouse is hereby approved.
4. That the Sullivan County Mayor and Sullivan County Property Assessor are hereby authorized and empowered to negotiate and execute all such documents as may be reasonably required to implement the Redevelopment Plan and tax increment financing amendment.
5. That KHRA is hereby authorized and empowered to implement the Redevelopment Plan and amendment on behalf of Sullivan County through the execution of a Redevelopment Agreement.
6. This resolution is restricted solely to the Downtown Kingsport Redevelopment District Dobyns Taylor Warehouse Project Area as described in the attached amendment and is not an approval or denial of any other Redevelopment Plan or District.

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 _____ 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 ____ 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 Hunter Locke, deputy to the chairman.

Cosponsors: Commissioner John Gardner, chairman; Commissioner Archie Pierce.

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 3
Resolution No. 2025-11-04

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

A RESOLUTION RECOGNIZING THE RECEIPT OF REIMBURSEMENT FROM BALLAD HEALTH FOR PROFESSIONAL DEVELOPMENT TRAINING AND ADMINISTRATION OF THE BALLAD HEALTH ACADEMY BY TEACHERS SULLIVAN COUNTY SCHOOLS

WHEREAS, Sullivan County Schools, in partnership with Ballad Health, has agreed to administer the Ballad Health Academy within the CTE programming; and

WHEREAS, a teacher from each high school completed professional development training specifically related to the administration of the Ballad Health Academy program; and

WHEREAS, Ballad Health has committed to supporting this educational initiative through reimbursement for the costs associated with stipends for completing said training; and

WHEREAS, Ballad Health has also agreed to reimburse for the costs associated with stipends for administering the grant each semester; and

WHEREAS, Sullivan County Schools will receive reimbursement payments from Ballad Health in the amount of \$9,066.68 for the costs incurred by paying said stipends; and

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the Sullivan County Board of Education to recognize said reimbursements in the General Purpose School Fund; not to exceed the above amount (\$9,066.68). The revenue and expenditure account codes for the reimbursements are as follows:

Account Number	Account Description	Amount
48130	Contributions	9,066.68
71300-100	Personnel	8,000.00
71300-200	Employee Benefits	1,066.68

Waiver of Rules Requested

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 _____ 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 _____ 2025 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 Joyce Crosswhite

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 4
Resolution No. 2025-11-05

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

A RESOLUTION REQUESTING REALLOCATION WITHIN THE SULLIVAN COUNTY BOARD OF EDUCATION GENERAL PURPOSE BUDGET

WHEREAS, the Board of Education has determined that certain maintenance personnel positions are no longer necessary, allowing for the liquidation of these positions; and

WHEREAS, the Board of Education now seeks to use the funds associated with the liquidated positions to increase the third party contract for maintaining the grounds of each facility; and

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Sullivan County, Tennessee, assembled in Regular Session hereby authorizes the Sullivan County Board of Education to recognize the following amendment within the General Purpose School Fund:

Account Number	Account Description	Amount
72620-100	Personnel	-230,000.00
72620-200	Employee Benefits	-80,000.00
72620-300	Contracted Services	310,000.00

Waiver of the Rules Requested

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 _____ 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 Sam Jones

Cosponsors: Commissioner Zane Vanover; Commissioner Joyce Crosswhite

SULLIVAN COUNTY
Board of County Commissioners
245th Annual Session

Item 5
Resolution No. 2025-11-06

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

RESOLUTION TO RECOGNIZE THE AMERICAN LEGION’S “BE THE ONE” PROGRAM AND TO PARTNER WITH LOCAL AMERICAN LEGION POSTS IN RAISING PUBLIC AWARENESS OF THAT PROGRAM’S MISSION TO END VETERAN SUICIDES AND THE 988 SUICIDE A CRISIS LIFELINE

WHEREAS on June 1st, 2023, the American Legion began an initiative called Be The One with the mission to end Veteran suicide; and

WHEREAS an average of 22 Veterans a day commit suicide; and

WHEREAS suicide is the second leading cause of death for children and young adults aged 10-24, behind unintentional injuries, with an estimated 6,500 individuals in this demographic taking their own life annually; and

WHEREAS individuals commit suicide for many reasons, therefore, be it.

NOW, THEREFORE BE IT RESOLVED the Sullivan County Commission in partnership with the American Legion Department of Tennessee, American Legion Post 3 in Kingsport and Post 145 in Bristol commits to end suicide in every demographic from the young to the old alike.

FURTHER BE IT RESOLVED the Sullivan County Commission urges every county government entity and private organizations to promote the 988-suicide prevention hotline and encourage all to host annual suicide prevention training.

WAIVER OF RULES REQUESTED

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 _____ 2025.

CONTINUED

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

ATTEST: _____
Teresa Jacobs, County Clerk

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

Teresa Jacobs, County Clerk.

ACTION BY MAYOR

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

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

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

Mayor, Sullivan County

Sponsor: Commissioner Zane Vanover
Cosponsor: Commissioner Gary Stidham; Commissioner Travis Ward.

