

Sevier County Board of Commissioners
Regular Called Meeting
March 16, 2026 at 6:00 PM

I. CALL TO ORDER

Chairman Waters called the meeting to order at 6:00 PM

II. ROLL CALL

Quorum Present (26 Present, 0 Absent)

Present: Mayor Larry Waters, Ronnie Allen, Bryan Delius, Scott Catlett, Mike Chambers, Gary Cole, Aaron Foster, Greg Haggard, Brandon Headrick, Dale Hill, Mike Hillard, Todd Humble, Warren Hurst, Michael Maddron, Don McGill, Chad Ogle, Ray Ogle, Barbara Parton, Jack Parton, Harold Pitner, Carrol Rauhuff, Tommy Watts, Dustin Weaver, Ronnie Whaley, Kent Woods, Rick Valentine

Absent:

III. CONSIDERATION OF PROCLAMATION 2026-03-01: RECOGNIZING THE SEYMOUR HIGH SCHOOL CHEER TEAM

Chairman Waters expressed congratulations on behalf of the Seymour area as well as the county at large.

A motion was made by G. Haggard, and duly seconded by C. Ogle. Vote criteria of majority vote of members present. Passed by Roll call vote 25 Yes, 0 No, 0 Absent.

IV. SUMMIT AWARD PRESENTATION

Chairman Waters explained to the board and public at large that the Summit Award is the highest rank in the venturing program of the Boy Scouts of America. Established June 1st, 2014, venturers must complete various requirements, including earning the Pathfinder rank, participating in

adventures, and demonstrating leadership and service. The board calls Mr. Kenneth “K.J.” Wilder of Kodak forward to honor his climb to the summit with the presentation of this summit award and medal. KJ is the eighth summit recipient in the Great Smoky Mountains Cash Council and the first in Sevier County to complete his summit award, he worked with the American Eagle Foundation in Kodak to find designs, source materials, and supervise the building of twenty benches and eleven picnic tables for the foundation.

Mr. Wilder of Kodak after being presented his award, asked Rick Long to join him on the floor and presented him with the summit award mentor pin. Rick Long has been in scouting for many years and has helped fifty eagles earn their Eagle Scout Award over the years.

V. CONSIDERATION OF MINUTES FROM THE PREVIOUS COMMISSION MEETING

A motion was made by B. Headrick, and duly seconded by G. Cole. Vote criteria of majority vote of members present. Passed by Roll call vote 25 Yes, 0 No, 0 Absent.

VI. CONSIDERATION OF REPORTS FROM COMMISSION COMMITTEES

A motion was made by H. Pitner, and duly seconded by R. Ogle. Vote criteria of majority vote of members present. Passed by Roll call vote 25 Yes, 0 No, 0 Absent.

VII. CONSIDERATION OF REPORTS OF OFFICIALS, DIVISIONS, AND DEPARTMENTS

A motion was made by R. Valentine, and duly seconded by D. Weaver. Vote criteria of majority vote of members present. Passed by Roll call vote 25 Yes, 0 No, 0 Absent.

VIII. PUBLIC COMMENT ON AGENDA ITEMS/PUBLIC HEARING ON REZONING REQUESTS

- PUBLIC COMMENT ON AGENDA ITEMS
 - I. No Comment
- PUBLIC COMMENT ON REZONING ITEMS
 - I. Valerie Goodman – express concerns about the proposed rezoning of the property located at 1311 Ina Grace. Families in this area chose to live here because of the quiet rural character of this area and compatibility between neighborhood homes, farmland, and low-density residential use. This proposal represents a significant shift in land use intensity that raises several concerns for the surrounding neighborhoods. Unlike long-term residents who are invested in the community, short-term rental guests change frequently and often treat vacation properties wildly differently than homes within an established neighborhood. A resort style cabin development combined with an event center could create continuous turnover of visitors, gatherings, and large group events. Access to this property relies on a narrow one-lane road that already serves local residents and an active farm that regularly moves livestock and large agricultural equipment. Event venues generate concentrated surges of traffic, including guest vehicles, ride shares, shuttle vans, even buses. And the vehicles may attempt to pass one another, turn around, or locate parking on the road. Vendor activity would occur well before and long after the events with staff and deliveries. There are also concerns about water usage and infrastructures increasing more continuous demand on the groundwater supply than a typical residential use which could affect neighboring models or create septic system failure.
 - II. Aaron Goodman – spoke against rezoning of the property located at 1311 Ina Grace on behalf of neighbors who could not attend the meeting. The area neighbors are against heavier traffic and late-night parties surrounding the quiet neighborhood.
 - III. Alda Overstreet – owner of the property next to 1311 Ina Grace, we have out property from its inception that was split up from the original farm, and have been there for thirty-four

years. The property had originally started with two small short-term rentals units and that was manageable and as I understand it was also acceptable under the R1 zoning, with septic and water. It has since grown to six units there and prior to the current owners that property was being rented on long-term rental. The amount of traffic on our road as Valerie had mentioned earlier was really quite difficult to manage. People drive very quickly even though it is a very small road, it would require a lot more work even to have a road that would be able to support anything beyond what there is now. And quite frankly being the neighbor that is adjacent to the property there would be a lot of disruption to our life. I work from home and if there's a lot of parties and events it would definitely disrupt me but also all the other neighbors.

IX. CONSIDERATION OF RESOLUTION 2026-03-01: AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE BY REZONING PO TAX MAP 51 GROUP A PARCEL 84.15 FROM R-1, RURAL RESIDENTIAL DISTRICT TO C-1, RURAL COMMERCIAL DISTRICT

- ADDRESS: CROSSOVER ROAD
- REQUESTED BY: ROY JONES
- SEVIER COUNTY REGIONAL PLANNING COMMISSION
RECOMMENDATION: FOR

A motion was made by M. Chambers, and duly seconded by C. Ogle. Vote criteria of two-thirds of full membership. Passed by Roll call vote 24 Yes, 0 No, 1 Abstain (D. McGill), 0 Absent.

X. CONSIDERATION OF RESOLUTION 2026-03-02: AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE BY REZONING TAX MAP 18 PARCEL 24.02 FROM R-1, RURAL RESIDENTIAL DISTRICT TO C-1, RURAL COMMERCIAL DISTRICT

- ADDRESS: 2633 DOUGLAS DAM ROAD
- REQUESTED BY: ROBERTA LYNN WEBB ALLEN

- SEVIER COUNTY REGIONAL PLANNING COMMISSION
RECOMMENDATION: FOR

A motion was made by G. Cole, and duly seconded by B. Delius. Vote criteria of two-thirds of full membership. Passed by Roll call vote 25 Yes, 0 No, 0 Absent.

XI. CONSIDERATION OF RESOLUTION 2026-03-03: AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE BY REZONING TAX MAP 68E GROUP C PARCEL 17.00 FROM R-1, RURAL RESIDENTIAL DISTRICT TO A-1, AGRICULTURAL DISTRICT

- ADDRESS: 813 WYE DISTRICT
- REQUESTED BY: BRENDA PRICE
- SEVIER COUNTY REGIONAL PLANNING COMMISSION
RECOMMENDATION: FOR

A motion was made by H. Pitner, and duly seconded by B. Delius. Vote criteria of two-thirds of full membership. Passed by Roll call vote 25 Yes, 0 No, 0 Absent.

XII. CONSIDERATION OF RESOLUTION 2026-03-04: AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE BY REZONING PO TAX MAP 51 PARCEL 90.06 LOT 16 FROM R-1, RURAL RESIDENTIAL DISTRICT TO C-1, RURAL COMMERCIAL DISTRICT

- ADDRESS: NEW CENTER ROAD
- REQUESTED BY: TRINITY PROPERTY GROUP LLC
- SEVIER COUNTY REGIONAL PLANNING COMMISSION
RECOMMENDATION: FOR

A motion was made by M. Chambers, and duly seconded by C. Ogle. Vote criteria of two-thirds of full membership. Passed by Roll call vote 25 Yes, 0 No, 0 Absent.

XIII. CONSIDERATION OF RESOLUTION 2026-03-05: AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE BY REZONING PO TAX MAP 51 PARCEL 90.06 LOT 17 FROM R-1, RURAL RESIDENTIAL DISTRICT TO C-1, RURAL COMMERCIAL DISTRICT

- ADDRESS: NEW CENTER ROAD
- REQUESTED BY: JOHN ISRAEL
- SEVIER COUNTY REGIONAL PLANNING COMMISSION RECOMMENDATION: FOR

A motion was made by G. Haggard, and duly seconded by M. Chambers. Vote criteria of two-thirds of full membership. Passed by Roll call vote 25 Yes, 0 No, 0 Absent.

XIV. CONSIDERATION OF RESOLUTION 2026-03-06: AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE BY REZONING 025E GROUP B PARCEL 2.00 FROM A-1, AGRICULTURAL DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT

- ADDRESS: BOYDS CREEK ROAD
- REQUESTED BY: HITESH PATIDAR
- SEVIER COUNTY REGIONAL PLANNING COMMISSION RECOMMENDATION: FOR

Planning and Zoning Director James Temple, Jr explained to the board that this piece of property is owned by the gas station/convenience store U-Shop located next to it. This lot is recommended to be rezoned commercial for possible expansion of the store.

A motion was made by J. Parton, and duly seconded by D. Weaver. Vote criteria of two-thirds of full membership. Passed by Roll call vote 24 Yes, 1 No (R. Valentine), 0 Absent.

XV. CONSIDERATION OF RESOLUTION 2026-03-07: AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE BY REZONING 73 PARCELS 43.01 AND 43.03 FROM R-1, RURAL RESIDENTIAL DISTRICT TO R-2, HIGH DENSITY RESIDENTIAL DISTRICT

- ADDRESS: 1311 INA GRACE
- REQUESTED BY: PATRICK KING
- SEVIER COUNTY REGIONAL PLANNING COMMISSION
RECOMMENDATION: AGAINST

Commissioner Ronnie Allen left early, is marked absent from this point of the meeting.

A motion was made by B. Delius to deny the Consideration of Resolution 2026-03-07, and duly seconded by J. Parton. Vote criteria of two-thirds of full membership. Passed by Roll call vote 24 Yes, 0 No, 1 Absent.

XVI. CONSIDERATION OF RESOLUTION 2026-03-08: APPOINT JUDICIAL COMMISSIONERS FOR SEVIER COUNTY

Chairman Waters recognize Chief Magistrate Albert Snyder. These judicial commissioners are recommended by the two County General Session Judges and Mr. Snyder.

Commissioner Bryan Delius asked Mr. Snyder that since the judicial commissioners are endowed with quite a bit of power to issue arrest warrants and the likes, to give the board a rundown of who these commissioners are and their background education.

Chief Magistrate Snyder responded with his request stating the following

- Katherine Coster was a licensed attorney who had let her license status retired currently. She had around thirty years of experience in the legal field. Went to University in Florida, she got out of doing private practice a few years ago and wanted to do something part time.

- Cecil Warman was in law enforcement in Florida for about twenty-five years. His last assignment was homicide cases as a detective.
- Maria Prager just graduated out of University of Tennessee at Chattanooga for bachelor's degree. She is from Roane County originally. She is working nights and weekends.

Chairman Waters explained to the board that these three appointments terms will expire August 31st, 2026.

A motion was made by G. Cole, and duly seconded by B. Headrick. Vote criteria of majority vote of members present. Passed by Roll call vote 24 Yes, 0 No, 1 Absent.

XVII. CONSIDERATION OF RESOLUTION 2026-03-09: CONFIRM THE APPOINTMENT OF DIRECTORS TO THE SEVIER COUNTY EMERGENCY COMMUNICATIONS DISTRICT BOARD OF DIRECTORS

Chairman Waters informed the board that in accordance to state law, the county mayor makes this recommendation to the commission or members of this board. However, the mayor office has always referred to our original resolution that had been passed years before, which recommends that there be a representative from the city, the police chiefs, and ambulance director. The fire chiefs' associations recommendation who represents the association on the board, and they recommended Chief David Puckett of the Sevier County Fire & Rescue Squad.

A motion was made by R. Ogle, and duly seconded by C. Ogle. Vote criteria of majority vote of members present. Passed by Roll call vote 23 Yes, 0 No, 1 Abstain (R. Valentine), 1 Absent.

XVIII. CONSIDERATION OF RESOLUTION 2026-03-10: AUTHORIZE AND EXECUTE APPLICATION TO THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR WATERLINE EXTENSION PROJECTS

Director of Grants & Special Projects Andrew Temple informed the board that this is the 2026 application for the million-dollar application with a twenty percent grant. This application will help out our New Center Community in the Kandy Way area. Last year our office went out and got surveys from the from the property owners, we received nineteen (19) out of the thirty-seven (37) parcels. This year we received thirty-four (34) out of the thirty-seven (37). This resolution is the final portion of the application to submit the application, if awarded the expansion of water line to the area and residents in the area will proceed.

Commissioner Hurst, Chairman of the Water Committee, stated there was not enough participation last year when the application was submitted, the committee was able to get more participation this year.

A motion was made by M. Hillard, and duly seconded by G. Cole. Vote criteria of majority vote of members present. Passed by Roll call 24 Yes, 0 No, 1 Absent.

XIX. CONSIDERATION OF RESOLUTION 2026-03-11: REQUEST UNCLAIMED BALACE OF ACCOUNTS REMITTED TO STATE TREASURE

Senior Director of Finance and Administration Brooke Huffaker informed the board that this is standard procedure our office does every year our office request the unclaimed balances from the state. Essentially, it's normal vendor checks that our office process that does not get cashed. Our office does our due diligence, follow up with the vendors and ask that they cash their checks or a check is reissued. Once we go through with that process it gets sent to the state and they hold it for a certain amount of time. If they don't reclaim it from the state, then our office is allowed by this resolution to ask for those funds back. Those funds usually just go to the general fund; it's not a large sum but it's worth following up on each year to request.

A motion was made by M. Maddron, and duly seconded by G. Haggard. Vote criteria of majority vote of members present. Passed by Roll call vote 24 Yes, 0 No, 1 Absent.

XX. CONSIDERATION OF RESOLUTION 2026-03-12: APPROVE THE MY PEOPLE SENIOR CENTER EXPANSION CAPITAL PROJECTS AND DESIGNATION WITH THE SEVIER COUNTY PUBLIC BUILDING AUTHORITY

Chairman Waters updated the board on the ongoing projects with the courts building and others where the public building authority will hire an architect who will hire a contractor to become a construction manager and together will oversee future projects. The county office expects the overall budget to be approximately seven million and five hundred thousand dollars (\$7,500,000.00), The county funding being three million, one hundred, and fifty thousand dollars (\$3,150,000.00), with the contribution from Dolly Parton of three million dollars (\$3,000,000.00) and the City of Sevierville providing one million, three hundred and fifty thousand (\$1,350,000.00).

A motion was made by M. Chambers, and duly seconded by B. Parton. Vote criteria of majority vote of members present. Passed by Roll call vote 24 Yes, 0 No, 1 Absent.

XXI. CONSIDERATION OF RESOLUTION 2026-03-13: AUTHORIZE A CONTINUOUS FOUR (4) YEAR REAPPRAISAL CYCLE FOR SEVIER COUNTY, TN

Assessor of Property Thomas King explained to the board that this is a division of property assessments that requires our office to do a new plan. The last update was done in 2021. This resolution would allow the reappraisal cycle to go from a five (5) year plan to a four (4) year plan. There's a lot of benefits to it for Sevier County and its residents as well, but it does away with what's called an equalization ratio and allows our office to work on a two-year index.

Chairman Waters added that the certified rate tells us the amount of money that the tax rate will bring in to match the previous year. If the commission raise it above that set rate, then a public hearing is held.

Assessor King updated that the last time the commission did this was in 2021 when the office did its last pre-appraisal, we were about thirty percent (30%) under appraised and the tax rate went from one hundred and eighty-six dollars (\$186.00) to one hundred and forty-eight dollars (\$148.00). Currently county wide we are about fifty four percent (54%) under appraised, so the tax rate currently is not set and will drop significantly. What our office is trying to do with the states help with going to four-year reappraisal with two-year indexing or mini reappraisal is we'll get a certified tax rate every two years instead of every five years.

A motion was made by G. Haggard, and duly seconded by B. Parton. Vote criteria of majority vote of members present. Passed by Roll call vote 24 Yes, 0 No, 1 Absent.

XXII. CONSIDERATION OF RESOLUTION 2026-03-14: ESTABLISH INTENT TO ADOPT THE VARIOUS STANDARD CODES RELATING TO INSPECTION ACTIVITES FOR SEVIER COUNTY, TENNESSEE, PURSUANT TO TENNESSEE CODE ANNOTATED, SECTIONS 5-20-101 THROUGH 5-20-106A

Director of Sevier County Building Inspection Chris Jenkins explained to the board, that state law requires action within seven years of the latest edition of standard codes is published that the building inspection department takes the next step to enforce and adopt codes. This proposal is the first step of a two-step process adopting new codes, the intended portion we're going to go to the code book twenty-four so we don't have to do this quite as often. So, if approved these codes will be in the clerk's office for public view for the next ninety days and be back for final approval in June for a July enforcement date. August will be out of the seven-year time frame for the current various standard codes, so the next edition is going to be publish in August this year. Our office will receive a letter from the state

stating that our office is in violation, our office is currently looking for a plan of corrective action.

Member of the board asked what codes are being changed.

Director Jenkins stated he could not tell what is exactly being changed in the code guideline, just one residential code book is over seven hundred pages. Some of the codes regarding residential builds the language is flexible, but with commercial builds the standards will always increase. With those standards the tables have to adapt and adjust to the market, our responsibility is to adopt resolution and give the designers a grace period. With talking with folks in the industry the book twenty-four code is friendlier for residential builds and that's why we're skipping book twenty-one under the recommendation of the National Home Builder Association.

A motion was made by C. Rauhuff and duly seconded by A. Foster. Vote criteria of majority vote of members present. Passed by Roll call vote 23 Yes, 1 No (M. Chambers), 1 Absent.

XXIII. CONSIDERATION OF RESOLUTION 2026-03-15: CLASSIFY COUNTY ROADS FOR THE SEVIER COUNTY ROAD SYSTEM

Highway Superintendent Donnie Adams stated that these roads listed are the new roads built in the last year.

A motion was made by R. Ogle, and duly seconded by A. Foster. Vote criteria of majority vote of members present. Passed by Roll call vote 24 Yes, 0 No, 1 Absent.

XXIV. CONSIDERATION OF RESOLUTION 2026-03-16: AUTHORIZE THE USE OF STATE AID IN RESURFACING ROADS

Highway Superintendent Donnie Adams informed the commissioners that this state aid will be used to resurface Dripping Springs Road from the Blount County line to the intersection with Dupont Road.

A motion was made by B. Headrick, and duly seconded by T. Humble. Vote criteria of majority vote of members present. Passed by Roll call vote 23 Yes, 1 No (A. Foster), 1 Absent.

XXV. CONSIDERATION OF RESOLUTION 2026-03-17: SET SPEED LIMIT ON CERTAIN SEVIER COUNTY ROADS

A motion was made by R. Valentine, and duly seconded by M. Chambers. Vote criteria of majority vote of members present. Passed by Roll call vote 24 Yes, 0 No, 1 Absent.

XXVI. CONSIDERATION OF RESOLUTION 2026-03-18: AUTHORIZE THE TRANSFER OF COUNTY'S INTEREST IN CERTAIN PROPERTY TO THE SEVIERVILLE INDUSTRIAL DEVELOPMENT BOARD

Chairman Waters informed the board this resolution is under the recommendation of the Intergovernmental Committee who has met along side of the Budget Committee.

A motion was made by R. Ogle, and duly seconded by H. Pitner. Vote criteria of majority vote of members present. Passed by Roll call vote 23 Yes, 1 No (B. Delius), 1 Absent.

XXVII. CONSIDERATION OF RESOLUTION 2026-03-19: REQUEST THE GENERAL ASSEMBLY OF TENNESSEE TO ENACT LEGISLATION TO PROTECT COUNTY AREAS FROM MUNICIPAL REGULATIONS AND ANNEXATION

A motion was made by W. Hurst, and duly seconded by G. Haggard. Vote criteria of majority vote of members present. Passed by Roll call vote 24 Yes, 0 No, 1 Absent.

XXVIII. NOTARIES

One Hundred and Six (106) Notary Applicants up for approval.

A motion was made by H. Pitner, and duly seconded by G. Cole. Vote criteria of majority vote of members present. Passed by Roll call vote 24 Yes, 0 No, 1 Absent.

XXIX. OTHER BUSINESS

XXX. PUBLIC COMMENT ON NON-AGENDA ITEMS

- Larry Ward – spoke out against the proposed development located off Red Bank Road by DR Horton
- Harry Johnson – spoke out against the proposed development located off Red Bank Road by DR Horton
- Martha Madigan – spoke out against the proposed development located off Red Bank Road by DR Horton
- Carol Agee – spoke out against the proposed development located off Red Bank Road by DR Horton
- John Floyd – resident of Sharp Road asks the county's help in fixing a problem that was created when the road was repaved a few years ago. The shell plate was hit and causes water run off to wash away his driveway preventing him from getting in and out to get supplies or emergency service to his home for him and his wife.
 - Presented photographs to the board showing the damage to his driveway.

Commissioner Hurst spoke up asking if the county officials, emergency services, planning commission, sheriff department along with the county attorney would meet about the DR Horton proposal off Red Bank Road.

XXXI. ADJOURNMENT

A motion was made by G. Haggard, and duly seconded by C. Ogle. Vote criteria of majority vote of members present. Passed by Voice call vote 24 Yes, 0 No, 1 Absent.