

Sevier County Board of Commissioners

Regular Called Meeting

September 15, 2025 at 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

Quorum Present (25 Present, 1 Absent)

Present: Mayor Larry Waters, Ronnie Allen, Bryan Delius, Scott Catlett, Mike Chambers, Gary Cole, Aaron Foster, Greg Haggard, 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: Brandon Headrick

III. CONSIDERATION OF PROCLAMATION 2025-09-01: HONORING JONAS SMELCER AND HIS SERVICE TO SEVIER COUNTY

Chairman Waters remarked on his friendship and work relationship with Mr. Smelcer for over forty-three (43) years. Stating he appreciates Mr. Smelcer service to Sevier County and what he's done for the citizens over the years.

Mr. Smelcer thanked the commission for supporting his office over the years, bring roads up to standard from the six hundred (600) miles of gravel roads to over a thousand (1,000) miles of paved road. Thanked the citizens of Sevier County that has kept Mr. Smelcer in office over the years.

A motion was made by M. Maddron, 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.

IV. CONSIDERATION OF MINUTES FROM THE PREVIOUS COMMISSION MEETING

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

V. CONSIDERATION OF REPORTS FROM COMMISSION COMMITTEES

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

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

A. PUBLIC COMMENT ON AGENDA ITEMS

- No comments made

B. PUBLIC HEARING ON REZONING ITEMS

- Virginia Burton owner of 405 Rainbow Road spoke before the board in regard to rezoning the property. There are thirty-two (32) apartments and other building that have been rented out, our goal is to get sewer placed on the property with the approval of rezoning this property.

VII. ELECTION OF CHAIRMAN FOR SEVIER COUNTY BOARD OF COMMISSIONERS FOR 2025-2026

A motion was made by B. Delius to nominate Mayor Larry Waters, and duly seconded by G. Cole. Vote criteria of two-third of full membership. Passed by Voice vote 24 Yes, 0 No, 1 Absent.

Chairman Waters remanence on past years as chairman.

VIII. ELECTION OF CHAIRMAN PRO TEMP FOR THE SEVIER COUNTY BOARD OF COMMISSIONERS FOR 2025-2026

A motion was made by M. Chambers to nominate Chairman Warren Hurst, and duly seconded by M. Maddron. Vote criteria of two-third of full membership. Passed by Voice vote 24 Yes, 0 No, 1 Absent.

IX. CONSIDERATION OF RESOLUTION 2025-09-01: AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE BY REZONING TAX MAP 72 PARCEL 153.00 FRPM R-2, HIGH DENSITY RESIDENTIAL DISTRICT TO C-1, RURAL COMMERCIAL DISTRICT

- ADDRESS: 405 RAINBOW ROAD
 - REQUESTED BY: VIRGINIA BURTON
 - SEVIERVILLE PLANNING COMMISSION
- RECOMMENDATION: AGAINST

Planning Director James Temple Jr. stated that this piece of property on Rainbow Road was zoned R2 when the current zoning maps were created in 2006. This property does not have sewer available and hasn't had sewer available in years. Several people have tried to hook up to the existing line, the current line on Rainbow Road is too small to accommodate anything on the property. The property is not capable of taking any sewer, there are a couple of buildings in the back of the property that have drain fields. The environmental health department informed our office there is no vacant land where there could be a sewer placed as requested and there is no way to expand on what is currently in the area.

A motion was made by R. Ogle, and duly seconded by C. Rauhuff. Vote criteria of two-third of full membership. Passed by Roll call vote 19 Yes, 5 No (Valentine, Pitner, Woods, Haggard, Cole), 1 Absent.

X. CONSIDERATION OF RESOLUTION 2025-09-02: CONFIRM THE APPOINTMENT OF COMMISSIONERS TO COMMITTEES OF THE SEVIER COUNTY BOARD OF COMMISSIONERS

A motion was made by T. Watts, and duly seconded by C. Ogle. Voting criteria of majority vote of members present. Passed by Roll call vote 24 Yes, 0 No, 1 Absent.

XI. NOTARIES

Forty-three (43) notary public applications are up for approval.

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

XII. OTHER BUSINESS

Chairman Waters presented a petition that was submitted to the mayor's office by the residents of Balock Woods regards to short-term rentals.

Commissioner Valentine commented on the petition. Stating that it has come to our attention that this is not the only subdivision that is facing this dilemma and along with Commissioner Pittner, the planning commission, and Mr. Temple from the planning department to look at this issue and work together to see what can be done to help resolve this dilemma.

Commissioner Wood asked if there was something to put in place to protect these older subdivisions, we've had several calls over the years in regard to the short-term rentals being placed in areas not set up for short-term rentals.

Planning Director J. Temple responded that the state has passed a short-term rental act, which ties our hands on what can and cannot be done. It has been in discussion in our office and with Vice-Mayor Bryan McCarter, that early next year our office will be looking at creating some zones in the county or modifying the current zones to where some will allow short-term rentals and others will not.

XIII. PUBLIC COMMENT ON NON-AGENDA ITEMS

Deborah Baydean of Highland View Dr. Seymour, Tennessee asked the board to consider passing appendix of the IFC codes that requires development of more than thirty (30) homes to have two entrances. Dr. Horton Homes are currently putting three more houses facing Hatcher Road on the same road, these roads are getting to narrow for the amount of traffic and becoming increasingly unsafe to enter and exit this subdivision.

Commissioner Weaver spoke and added that he lives in this subdivision and is in agreement with this statement, and with the phase three coming it will make it more difficult getting in and out when there are wrecks at the entrance.

Chairman Waters told the board it has been brought to the planning commission attention and it is on the next meeting's agenda to see what can be resolved.

XIV. ADJOURNMENT

A motion was made by R. Allen, and duly seconded by T. Watts. Passed by Voice vote 24 Yes, 0 No, 1 Absent.