

**Sevier County Commission Meeting  
November 20, 2023 6 P.M.**

I. CALL TO ORDER

II. ROLL CALL

Quorum Present (22 Present, 4 Absent)

Present: Mayor Larry Waters, Ronnie Allen, Fred Atchley, Scott Catlett, Mike Chambers, Bryan Delius, Aaron Foster, Chuck Godfrey, Brandon Headrick, Dale Hill, Mike Hillard, Todd Humble, Michael Maddron, Don McGill, Chad Ogle, Ray Ogle, Frank Parton, Jack Parton, Harold Pitner, Tommy Watts, Ronnie Whaley, Kent Woods

Absent: Gary Cole, Greg Haggard, Warren Hurst, Carroll Rauhuff

III. CONSIDERATION OF MINUTES FROM THE PREVIOUS COMMISSION MEETING

Sevier County Commission Minutes from October 16, 2023

A motion was made by Headrick and duly seconded by Foster. Passed by roll call vote 21 yes, 4 absent

IV. CONSIDERATION OF REPORTS FROM COMMISSION COMMITTEES

A motion was made by Chambers and duly seconded by Delius. Passed by roll call vote 21 yes, 4 absent

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

- PUBLIC COMMENT ON AGENDA ITEMS
  - No Comments
- PUBLIC HEARING ON REZONING ITEMS

- No Comments

VI. CONSIDERATION OF RESOLUTION 2023-11-01: AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE BY REZONING TAX MAP 40 PARCEL 23.00 FROM R-1, RURAL RESIDENTIAL DISTRICT TO A-1, AGRICULTURAL DISTRICT.

- ADDRESS: HAPPY HOLLOW LANE
- REQUESTED BY: BOBBY OWNBY JR.
- SEVIER COUNTY REG. PLANNING COMMISSION RECOMMENDATION: FOR

A motion was made by McGill and duly seconded by Atchley. Passed by roll call vote 21 yes, 4 absent

VII. CONSIDERATION OF RESOLUTION 2023-11-02: AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE.

- SEVIER COUNTY REG. PLANNING COMMISSION RECOMMENDATION: FOR

James Temple Jr. spoke about what changes are being made with the resolution. Section one covers maximum size of small businesses buildings current limit set at 10,000 (ten thousand) square feet, several request from Dollar General which and similar type stores generally require 12,000 (twelve thousand) for them to work, looked through several other planning commission regulations in the county none had specific size limit. Section one will eliminate size limits currently in place and focus more on size limit based on the size of property and parking needed. Section two covers rewording to clarify some confusing language about signage off business property which are primarily billboards in some parts, the language currently in place is a little confusing with what TDOT does, so under the advice of the County Attorney the language will be removed and replaced with language stating that signage is not allowed on a piece of property that does not have a business on the property or doesn't advertise what's on that piece of property. Additionally reducing the maximum size of a sign from 300 (three hundred) square foot to 150 (one hundred fifty) square foot, looking at local ordinance in the county these 150 (one hundred fifty) ranges is pretty much used across the county and the other cities. Currently working on a more detail sign section for county ordinance but these were changes to be addressed today. There was language in the

ordinance section that got missed stating two signs were allowed at the entrance to a commercial or residential PUD, it was intended to be just one sign so it was changed to adapt to what is needed for commercial businesses based on road classification<sup>25</sup> and size of property.

Mike Chambers asked if there were rules in place regarding off premise signs currently.

James Temple Jr. responded that there were rules put in place in 2019 amending the zoning resolution to not allow off premise signs, if there were signs put up prior to April 2019 he was not aware of it or there hasn't been a multitude of them put up in the county.

A motion was made by Allen and duly seconded by R. Ogle. Passed by roll call vote 21 yes, 4 absent

**VIII. CONSIDERATION OF RESOLUTION 2023-11-03: CONFIRM THE APPOINTMENT OF COMMISSIONERS TO COMMITTEES OF THE SEVIER COUNTY BOARD OF COMMISSIONERS**

Mayor Waters updated changes to certain committees, commissioner Scott Catlett is replacing commissioner Ronnie Allen of the Sevier County Regional Planning Commission.

A motion was made by Allen and duly seconded by J. Parton. Passed by roll call vote 21 yes, 4 absent

**IX. CONSIDERATION OF RESOLUTION 2023-11-04: INTENT TO ADOPT THE VARIOUS STANDARD CODES RELATING TO INSPECTION ACTIVITIES FOR SEVIER COUNTY, TENNESSEE**

Department Head Chris Jenkins spoke on the updates to the codes relating to building inspection to commercial codes that was effective July 2023, since then State of Tennessee passed a law regarding energy codes and our adopted codes didn't except specific things that the state said we couldn't do. In the past if we wanted to be more stringent on the rule we could in the general codes. The energy code legislation that passed said you couldn't be more stringent than the state guidelines; our

intent was never to be more stringent than the state unless we so choose locally. The State looked at the resolution passed in June and recommended that language to be added to make it clearer that we would not be more stringent than the State under Public Chapter 312. The resolution is just language clarification to be in line with the State of Tennessee the way they adopted the energy code no new rules will be added, since this a technically changing the code book from what was adopted prior under prudence there will be a 90-day period for comment and then come back in March 2024 to adopt.

A motion was made by J. Parton and duly seconded by Atchley. Passed by roll call vote 21 yes, 4 absent

X. CONSIDERATION OF RESOLUTION 2023-11-05: AUTHORIZE THE COUNTY MAYOR TO EXECUTE NECESSARY CONTRACTS FOR THE HIRING OF A LOBBYIST FIRM AND APPROPRIATE NECESSARY FUNDING

Mayor Waters spoke on the resolution has been passed through the budget committee and special committee that was appointed to review contracts. Both committees have recommended the hiring of the firm of McMahan, Winstead, and Richardson from Nashville for the lobbying services.

A motion was made by J. Parton and duly seconded by R. Ogle. Passed by roll call vote 21 yes, 4 absent

XI. NOTARIES

35 (Thirty-five) applicants were up for approval.

A motion was made by Pitner and duly seconded by Foster. Passed by roll call vote 21 yes, 4 absent

XII. OTHER BUSINESS

- Mayor Waters recognized Luke Mintz graduate of Sevier County High School, attends University of Alabama and is currently shadowing as part of his class in public administration

- Mayor Waters spoke of thanks to the Emergency Response teams in regards to preparation in the case of need for fire response to high drought weather
- Mayor Waters spoke on highest bond rating of AA1 from Mood's investor the county has receive recently, after the firm's analysis of the finances and it reflects our strong financial position with as far as reserves is concerned and the county conservative budgeting practices. It reflects the county's economic bases as far as strong business industry and tourism industry as well as other industries involved. The growth over the past year reflects county management of debt, the county currently has a lot of projects going on right down without having the raise the debt in a manner that allows the county to pay off the debt effectively. Thank you to B. Huffaker Financial Director for her efforts in this, and County Commission for their efforts in budgeting and keeping a conservative mind in looking for resources.
- Mayor Waters wishes Commission Aaron Foster happy birthday
- Kent Woods and Mayor Waters recognizes Scout Troop 582 of the Kodak district that attended tonight's meeting

### XIII. PUBLIC COMMENT ON NON-AGENDA ITEMS

- Robert Schooner: Spoke on separation of Church and State, and a case file on public prayer involved in politics

### XIV. ADJOURNMENT

A motion was made by Watts and duly seconded by Foster. Passed by voice vote 21 yes, 4 absent