

Sevier County Board of Commissioners

May 19, 2025 at 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

Quorum Present (24 Present, 2 Absent)

Present: Mayor Larry Waters, Ronnie Allen, Scott Catlett, Mike Chambers, Gary Cole, Aaron Foster, Greg Haggard, Brandon Headrick, Dale Hill, Mike Hillard, Todd Humble, 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: Bryan Delius, Warren Hurst

III. CONSIDERATION OF PROCLAMATION 2025-05-01: RECOGNIZING THE PIGEON FORGE HIGH SCHOOL WRESTLING TEAM MAKING THE 2025 TSSAA CLASS A-AA STATE TOURNAMENT

Chairman Waters commended the coaches and team on a great year.

A motion was made by H. Pitner, and duly seconded by B. Headrick. Passed by Roll call vote 23 Yes, 0 No, 2 Absent.

IV. CONSIDERATION OF PROCLAMATION 2025-05-02: RECOGNIZING THE NORTHVIEW ACADEMY GIRLS BASKETBALL TEAM AS THE 2025 TSSAA CLASS AAA STATE RUNNER-UP

Chairman Waters congratulated the team for successful year.

A motion was made by M. Chambers, and duly seconded by M. Hillard. Passed by Roll call vote 23 Yes, 0 No, 2 Absent.

Chairman Waters took a moment to recognized Ellen Wilhoit for her tenure at Leadership Sevier, she is retiring soon and has done a wonderful job for Leadership Sevier.

V. CONSIDERATION OF PROCLAMATION 2025-05-03: RECOGNIZING THE KING'S ACADEMY GIRLS BASKETBALL TEAM AS THE 2025 TSSAA DIVISION II A STATE RUNNER-UP

Chairman Waters expressed the county is extremely proud of what all the team has accomplished and done a good job.

A motion was made by H. Pitner, and duly seconded by M. Maddron. Passed by Roll call vote 23 Yes, 0 No, 2 Absent.

VI. CONSIDERATION OF MINUTES FROM THE PREVIOUS COMMISSION MEETING

A motion was made by G. Haggard, and duly seconded by C. Ogle. Passed by Roll call vote 23 Yes, 0 No, 2 Absent.

VII. CONSIDERATION OF REPORTS FROM COMMISSION COMMITTEES

A motion was made by R. Valentin, and duly seconded by D. Weaver. Passed by Roll call vote 23 Yes, 0 No, 2 Absent.

VIII. 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

- No comments made

IX. CONSIDERATION OF RESOLUTION 2025-05-01: AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE BY REZONING TAX MAP 60 PARCEL 6.00 FROM R-1, RURAL RESIDENTIAL DISTRICT TO C-1, RURAL COMMERCIAL DISTRICT

- ADDRESS: 1870 CHAPMAN HIGHWAY
- REQUESTED BY: HOLEMAN PROPERTIES
- SEVIER COUNTY REGIONAL PLANNING COMMISSION
RECOMMENDATION: FOR

A motion was made by R. Ogle, and duly seconded by A. Foster. Passed by Roll call vote 23 Yes, 0 No, 2 Absent.

X. CONSIDERATION OF RESOLUTION 2025-05-02: AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE BY REZONING TAX MAP 95 PARCEL 37.00 FROM R-1, RURAL RESIDENTIAL DISTRICT AND C-2, GENERAL COMMERCIAL DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT

- ADDRESS: 1549 CALBO HOLLOW ROAD
- REQUESTED BY: AAC PROPERTIES LLC
- PIGEON FORGE REGIONAL PLANNING COMMISSION
RECOMMENDATION: FOR

A motion was made by R. Ogle, and duly seconded by G. Ogle. Passed by Roll call vote 23 Yes, 0 No, 2 Absent.

XI. CONSIDERATION OF RESOLUTION 2025-05-03: AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE BY REZONING TAX MAP 08 PARCEL 121.01 FROM R-1, RURAL RESIDENTIAL DISTRICT TO C-1, RURAL COMMERCIAL DISTRICT

- ADDRESS: DUMPLIN VALLEY ROAD
- REQUESTED BY: BHIKHABHAI PATEL
- SEVIERVILLE REGIONAL PLANNING COMMISSION
RECOMMENDATION: AGAINST

Questions arose on why was the planning commission was against this property being zoned to a rural commercial. Chairman Waters informed the board that the surrounding properties were already zoned for commercial businesses. Planning Director James Temple, Jr. clarified that it was under the recommendation for a parcel this same it would be seen as spot zoning, normally all parcels would be rezoned at the same time.

Chairman Waters stated that if the board votes Yes, the resolution passes and parcel is rezoned. If the board votes No, the resolution fails and the parcel will not be rezoned.

A motion was made by K. Wood, and duly seconded by R. Ogle. Passed by Roll call cote 23 Yes, 0 No, 2 Absent.

XII. CONSIDERATION OF RESOLUTION 2025-05-04: ADOPT THE OFFICIAL SEVIER COUNTY SEAL AND SEVIER COUNTY FLAG

Chairman Waters recognize Director of Public Affair and Communications Tyler Basler to speak on meaning of this project. Mr. Basler thanked the mayor and commissioner for participating in this project, this project started back in early 2024 with Angela Atchley. Started out with wanting to rebrand the county in terms of our logo, our county seal, and our county flag. The team put out an RFQ and received approximately 15 (fifteen) companies put in for the rebrand from across the country and even some internationally. It was ultimately decided to go with Chandler Thinks out of Franklin. Our teams did some surveys, focus groups, and one-on-one interviews and they took that back and worked on the logo. It was decided to kept the logo synonymous with Sevier County keeping the courthouse and mountains, to pay homage to the old logo that has served our county for many years. The change will reflect a modern twist that could benefit the County for many years to come.

Commissioner Valentine gave accolades to Director Basler and Director Atchley for their involvement and the county department heads as well as the general public to get input on this. They did an amazing job, wanted to thank them on behalf of himself and the commission.

A motion was made by R. Valentine, and duly seconded by D. Weaver.
Passed by Roll call vote 23 Yes, 0 No, 2 Absent.

XIII. CONSIDERATION OF RESOLUTION 2025-05-05: AUTHORIZE THE
USE OF STATE AID IN RESURFACING ROADS

Road Superintendent Jonas Smelcer inform the board that these funds will be used to resurface parts of Chapman Highway and extension roads in Seymour starting at Knox County line.

A motion was made by C. Rauhuff, and duly seconded by C. Ogle. Passed by Roll call vote 23 Yes, 0 No, 2 Absent.

XIV. CONSIDERATION OF RESOLUTION 2025-05-06: SET SPEED LIMITS
ON CERTAIN COUNTY ROADS

A motion was made by C. Ogle, and duly seconded by G. Haggard. Passed by Roll call vote 23 Yes, 0 No, 2 Absent.

XV. CONSIDERATION OF RESOLUTION 2025-05-07: SUPPORTING THE
SAFE STREETS AND ROADS FOR ALL (SS4A) INITIATIVE AND THE
COMMITMENT TO A GOAL OF ELIMINATING ROADWAY
FATALITIES AND SERIOUS INJURIES

Director of Grants and Special Projects Andrew Temple updated the board that approving this resolution allows the team to move forward with this grant process which has been a multi-jurisdictional grant between the three cities and the county. The next phase will either to implement the project or continue the planning projects on the corridors of the cities and county. Our teams have met with the county consulting firm who additionally have met with the three cities and given their recommendation for the county to complete the planning stage within the next few weeks. Our office has been meeting with our district representatives; with the resolution it shows that we

and the three cities are continuing working towards making our roads a safer place for all of our residents and guest.

A motion was made by R. Ogle, and duly seconded by G. Ogle. Passed by Roll call vote 23 Yes, 0 No, 2 Absent.

XVI. NOTARIES

33 (Thirty-three) Notary public applications are up for approval. Cherie Couch has withdrawn their application.

A motion was made by R. Valentine, and duly seconded by G. Haggard. Passed by Roll call vote 23 Yes, 0 No, 2 Absent.

XVII. MOTION TO WAIVE STANDARD OPERATION PROCEDURES AND ADD CONSIDERATION OF RESOLUTION 2025-05-08 TO THE AGENDA

Assistant Mayor Matt Rudder informed the board that this resolution will authorize the County Mayor to jointly purchase the National Guard armory which is located across the street compost plant within the City of Pigeon Forge. The state is in the process of disposing a lot of their armories across the state, this particular armory sits on 10.75 acres, the mayor office has been working with Executive Director of Sevier Solid Waste, Inc Tom Leonard to utilize the existing buildings on the property. The state's contracted appraiser started with an appraisal of \$1,930,000.00 (One million nine hundred and thirty thousand dollars), our office was able to show that Sevier County and the City of Pigeon Forge purchased the property for \$161,295.00 (One hundred sixty-one thousand and two hundred ninety-five dollars) in 1996 and then transferred that property to the state of Tennessee Department of Military at no cost. The City and County further each contributed \$75,000.00 (Seventy-five thousand dollars) a piece for a total of \$150,000.00 (One hundred fifty thousand dollars) for the grade work and construction. Which brought down the total the State was going to charge us to a little over 1,600,000.00 (One million and six hundred thousand dollars). After talking with the state appraiser to reduce that price further down due to

having the compost plant right across the street, they were able to come down an additional \$355,000.00 (Three hundred and fifty-five thousand dollars). Sevier County will do a quick claim deed if you all approve this resolution from the Tennessee Department of Military to the City of Pigeon Forge and Sevier County. The Sevier Solid Waste, Inc will actually be providing the funds, there will be no fund issues from the County level. Once the state quick claims the deed to the County and City, the County and City will quick claim the deed to the Sevier Solid Waste, Inc. The reason why this was brought to the table suddenly our office has been clear with the state that the property would be used long term as a Sevier Solid Waste, Inc transfer state. The state informed our office last Friday they could not transfer the property directly to the Sevier Solid Waste, Inc since Sevier County and City of Pigeon Forge are joint owners of Sevier Solid Waste, Inc and that the Sevier County Commission and Pigeon Forge Commission would both have to pass this resolution so when the state request the funds, the mayor's office will be able to close on the property.

A motion to place resolution on agenda was made by C. Rauhuff, and duly seconded by R. Whaley to place resolution on agenda. Passed by Voice vote 23 Yes, 0 No, 2 Absent.

XVIII. CONSIDERATION OF RESOLUTION 2025-05-08: TO APPROVE THE PURCHASE OF PARCEL 083 115.03 NEWAR RIDGE ROAD

A motion was made by D. Weaver to approve resolution 2025-05-08, and duly seconded by M. Maddron. Passed by Roll call vote 23 Yes, 0 No, 2 Absent.

XIX. OTHER BUSINESS

Representative Fred Atchley of District 12 was present tonight to present a certificate from the Tennessee Comptroller of the Treasury in recognition of Sevier County clean financial and compliance audit for the fiscal year ended June 30th 2024. Certificate was presented to Senior Director of Finance and Administration Brooke Huffaker to accept on behalf of the county. Chairman

Waters thanked the finance department, school system, and highway department for all the hard work they put in to achieve a clean audit.

XX. PUBLIC COMMENT ON NON-AGENDA ITEMS

No request scheduled to speak

XXI. ADJOURNMENT

A motion was made by T. Watts, and duly seconded by B. Headrick. Passed by Voice vote 23 Yes, 0 No, 2 Absent.