
Anderson County Board of Commissioners

6:00 P.M.

Public Hearing – Rezoning the property at 3638 & 3646 New River Highway, Briceville, Parcel 045.00 & 046.00, Tax Map 063 from A-2 (Rural Residential District) to A-1 (Agriculture-Forestry District).

Presentation – State of the County Address – by Mayor Terry Frank

6:30 P.M.

Consent Agenda

Tuesday, February 17, 2026

- 1. Approval and corrections of January 20, 2026 Minutes**
- 2. Approval of Notary and Bonds** (Notary List included in packet)
- 3. Waste Management**
 - Grand Oaks Elementary School is requesting funds to purchase a new school sign.
- 4. Committee Reports**
 - ACWA Minutes (12/17/25)
 - Conservation Board Minutes (11/12/25)
 - Opioid Committee Minutes (10/14/25) (11/24/25)

**Respectfully Submitted,
B. Denise Palmer, Chairman**

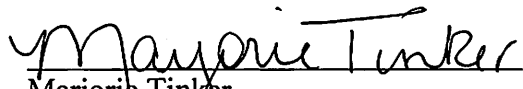


ANDERSON COUNTY GOVERNMENT

Legal Notice of Public Hearing

Published in Compliance with TCA § 13-7-105 (b)

The Anderson County Board of Commissioners will hold a Public Hearing on February 17, 2026 at 6:00 PM in Room 312 of the Anderson County Courthouse, 100 N. Main Street, Clinton, Tennessee, to consider an amendment to the "Anderson County Zoning Resolution" to include the rezoning of the property at 3638 & 3646 New River Highway, Briceville, Parcel 045.00 & 046.00, Tax Map 063 from A-2 (Rural-Residential District) to A-1 (Agriculture-Forestry District). A copy of the proposed zoning amendment is available at the Office of Planning & Development, Room 127 at the Courthouse.


Marjorie Tinker

Anderson County Building Commissioner

WHEREAS, the Anderson County Regional Planning Commission has reviewed and made recommendations regarding the proposed amendment of the "Zoning Resolution of Anderson County, Tennessee," in accordance with Tennessee Code Annotated § 13-7-105 (b).

NOW, THEREFORE, BE IT RESOLVED that the Anderson County Board of Commissioners does hereby amend the Anderson County Zoning Resolution.

This resolution shall take effect immediately after its notification and passage, the public welfare requiring it.

Chair, AC Commission

ATTEST:

Jeff Cole, County Clerk

DATE: _____

Anderson County Board of Commissioners
Anderson County, Tennessee

RESOLUTION NO. 26-02-1249

A RESOLUTION AMENDING THE “ZONING RESOLUTION OF ANDERSON COUNTY, TENNESSEE” BY REZONING PARCEL 045.00 & 046.00; ANDERSON COUNTY TAX MAP 063 FROM A-2 (RURAL-RESIDENTIAL DISTRICT) TO A-1 (AGRICULTURE-FORESTRY DISTRICT)

WHEREAS, the Anderson County Commission, in accordance with Section 13-7-105 of the Tennessee Code Annotated, may amend the zoning resolution and the “Zoning Map of Anderson County, Tennessee”; and

WHEREAS, the Anderson County Regional Planning Commission has forwarded its recommendation to the Anderson County Commission regarding the amendment to the “Zoning Map of Anderson County, Tennessee”.

NOW, THEREFORE, BE IT RESOLVED by the Anderson County Board of Commissioners of Anderson County, Tennessee, meeting in regular session on the 17th day of February, 2026, in Clinton, Tennessee, that:

SECTION 1. The Zoning Map of Anderson County, Tennessee, is hereby amended by rezoning Parcel 045.00 & 046.00; Anderson County Tax Map 063 from A-2 (Rural-Residential District) to A-1 (Agriculture-Forestry District). Said territory located at 3638 & 3646 New River Highway, Briceville; and being more clearly defined by the attached map that is made part of this resolution.

SECTION 2. This resolution shall be effective from and after its passage and publication, as required by Section 13-7-105(b) of the Tennessee Code Annotated, the public welfare requiring it.

ADOPTED this _____ day of _____, _____.

Chair, AC Commission

Terry Frank, County Mayor

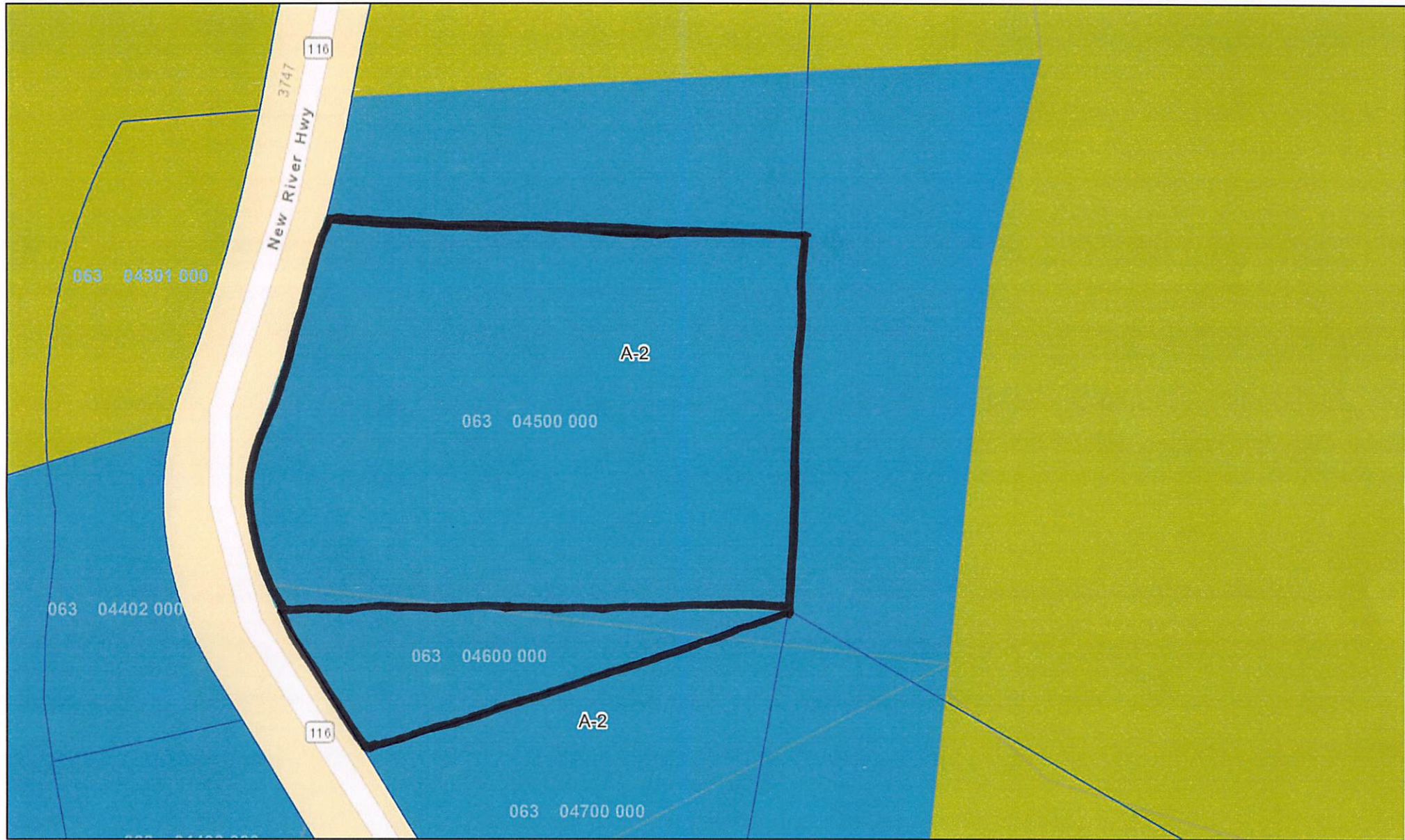
Public Hearing Held: _____

Resolved and Approved: _____

ATTEST:

Jeff Cole, County Clerk

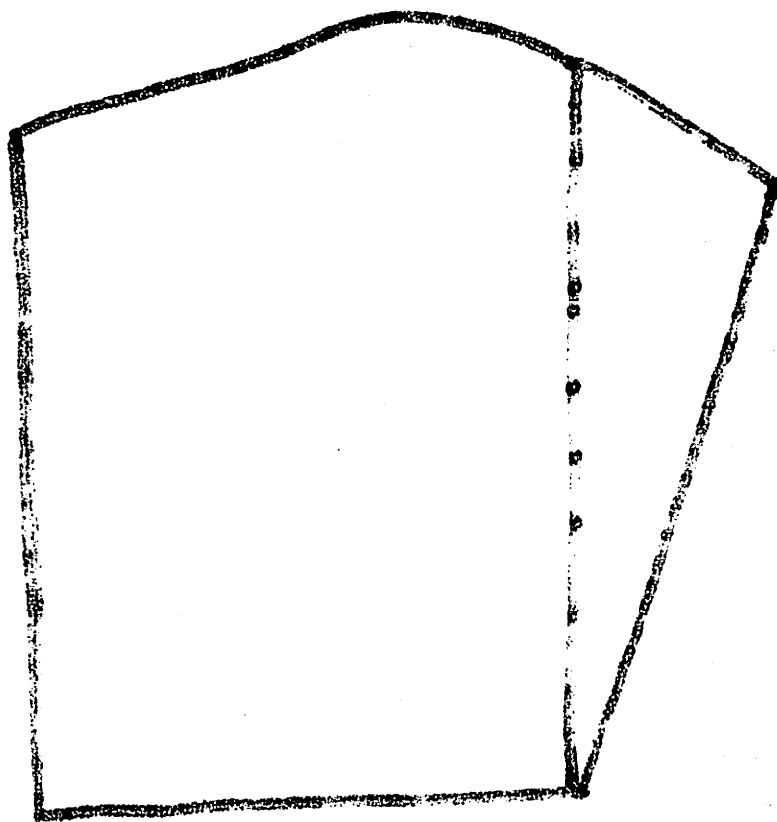
New River Hwy



1/14/2026, 2:19:41 PM

ZoningNew
A-1
A-2
County Boundary
Parcels

1:1,128
0 0.01 0.01 0.03
0 0.01 0.02 0.04 km
Tennessee STS GIS, Esri, HERE, Garmin, INCREMENT P, NGA, U.S.



Rezoning Request Planning Report

Date: 01/14/2026

Applicant: James Brown

Request: From: A-2 (Rural-Residential District) To: A-1 (Agriculture-Forestry District)

Location: 3638 & 3646 New River Hwy., Briceville

Acres: Parcel: 045.00 is 1.46 acres and Parcel: 046.00 is .30 acres (1.76 total acres)

SITUATION: Applicant requesting rezoning from A-2 (Rural-Residential District) to A-1 (Agriculture-Forestry District) for lots at 3638 & 3646 New River Hwy., Briceville. The lots are near the trails of Windrock Park, which is a major tourist attraction.

The permitted uses in the A-1 District range from Agricultural and forestry uses, single family & two-family dwellings to parks, campgrounds and other recreational uses. There is public water available to the property.

SELECTIVE CRITERIA FOR CONSIDERATION:

- *Is the request consistent with the applicable policies in the Land Use Plan? Yes*
- *Is the request consistent with the existing area zoning in proximity to the property? Yes*
- *Are the potential permitted uses for the requested district compatible with the existing land use of the area? Yes*
- *Would there be potentially adverse impacts to the general public? No*
- *Will the existing infrastructure support permitted uses in the requested district? Yes*
- *Is there adequate information to make a rezoning decision? Yes*
- *Are the substantial reasons the property cannot be currently used in compliance with the existing zone? Yes*

PLANNING FACTORS INFLUENCING RECOMMENDATION:

Rezoning for a small campground (3 sites) is consistent with the policies of the Land Use Plan, in regard to adequate level of service availability, and encouraging the expansion and establishment of new businesses in the county. The land use of the area is generally residential, farmland and recreational. There are no identified potentially adverse/negative impacts as the property is suitable for smaller low-intensive activities.

ANDERSON COUNTY CLERK
JEFF COLE COUNTY CLERK
100 MAIN STREET ROOM 111
CLINTON TN 37716
Telephone 8654576226
Fax 8654636892

Notaries to be elected __/__/__

KELLY ARTINO
HEATHER N ASHLEY
TIFFANY BURNETT PHILLIPS
LAURA M. COLLINS
KATHRYN A. EVERITT
HEATHER ANN FIGGINS
THERESA GUY
SHAWNA HASTE
NANCY LEE HIATT
JANE M HOLT
PATRICK HENRY HOOKS
SANDY B JOHNSON

DENISE R JUSTICE
COURTNEY M KELLY
KIMBERLY KEY
JOHNATHON AARON KINCAID
DEBRA MAHONEY
LINDSEY MURPHY
GARRETT PAYNE
KIMBERLY L. STRINGFIELD
BRONWYN THARPE
TRACY A WILLETT
MARIA WITKOWSKI
TARA JANELL YEBRA

PERSONAL SURETY
92-N1-W763-0



2/11/2026

Dear Dr. Parrott and Members of the Anderson County Commission,

I am writing to formally request approval to accept a donation from County Commissioner Jerry White. Mr. White shared that Waste Management funds are designated to support education, and he has expressed his desire to donate \$1,000 to Grand Oaks Elementary School to be applied toward the purchase of a new school sign.

Our school and PTO have been working hard to raise funds for this project, and this donation would be a meaningful contribution that helps us reach our goal. We are grateful for the continued support of our community and the County Commission in improving our school for students and families.

We respectfully request that you consider allowing us to accept Mr. White's donation to be used for this purpose. Thank you for your time and consideration. Please let me know if any additional information is needed.

Sincerely,

Jessica Conatser

Jessica Conatser
Principal
Grand Oaks Elementary School

Approval 2/11/26
Dr. L. Parrott



Anderson County Water Authority

MINUTES DECEMBER 17, 2025

MEMBERS PRESENT

GEORGE HORTON (CHAIRMAN)
JACK SHELTON
RICKEY ROSE
DUSTY IRWIN (ABSENT)
ERNEST BOWLES

OTHERS PRESENT

JEFF ELROD	HOUSTON DAUGHERTY
JOHN MITCHELL	MICHAEL SWISHER
KEVIN BOWLING	NIKKI SWISHER
JEREMIAH SWEAT	GORDON COX
JOE SAVAGE	LISA SWISHER
BOB SWISHER	JOSH ANDERSON
ERIC GAMBLE	

On December 17, 2025, Commissioner Horton called the ACWA Board Meeting to order at 9:00 a.m.

- I. Motion by Commissioner Rose to approve November 18, 2025, Minutes, Second by Commissioner Bowles, 4 ayes, 1 absent, motion carried.
- II. Motion by Commissioner Bowles to approve December 17, 2025, Agenda, Second by Commissioner Rose, 4 ayes, 1 absent, motion carried.
- III. Motion by Commissioner Bowles to approve November 2025 Invoice History Report, Second by Commissioner Shelton, 4 ayes, 1 absent, motion carried.
- IV. Motion by Commissioner Rose to approve November 2025 Expenditure Report, Second by Commissioner Bowles, 4 ayes, 1 absent, motion carried.
- V. Motion by Commissioner Rose to approve November 2025 Revenue Report, Second by Commissioner Bowles, 4 ayes, 1 absent, motion carried.
- VI. Motion by Commissioner Bowles to approve November 2025 Profit and Loss Report, Second by Commissioner Shelton, 4 ayes, 1 absent, motion carried.
- VII. **Public comments**- Gordon Cox addressed the room regarding utility markers in front of his property. Jeff explained it was related to Norris's project and a potential sewer



Continued.....

plant. CCI is involved in the engineering of this project for Norris and spoke to the attendees on this matter. ACWA does not have anything to do with the project and suggests citizens have a conversation with the City of Norris.

VII. Old Business-

New Business

A. MANAGER'S REPORT

1. **AUDIT REPORT-** Joe Savage with Parsons & Wright reviewed with the Manager and Board the 24/25 Audit.
2. **ACTION REPORT-**
 - a. **HINDS CREEK TOWNHOMES SUBDIVISION-** Manager Elrod informed the board after requesting a MOU from Mr. King, he still has not received it back. Manager Elrod stated that if he does not receive the signed MOU and it is followed through, ACWA will not accept this subdivision.
3. **ARP PROJECTS-** Manager Elrod reviewed and updated the following projects with the board.
 - a. **HPUD BOOSTER STATION UPDATE-** Still waiting on the pumping stations. Eric from CCI stated the delivery should be February 2026.
 - b. **AIRBASE SEWER PROJECT-** Manager Elrod stated the agreement has been signed, and we are waiting for the Contractor to begin inspecting and videoing the sanitary sewer collection system.
 - c. **INDUSTRIAL TANK-** Manager Elrod presented an appraisal to the Board for the property to purchase where the Industrial Tank is located. He will discuss it with the property owner. Manager Elrod requested approval for \$50,000 to offer for the property with a signed easement and await the property owner's response. Motion by Commissioner Shelton, Second by Commissioner Bowles, 4 ayes, 1 absent, motion carried.



Anderson County Water Authority

4. **WATER TREATMENT PLANT UPDATE-** Manager Elrod informed the board, himself and Commissioner Shelton held a meeting with state officials including Mr. Scarbrough and the Lieutenant Governor. The next step is hoping to have more direction within 90 days which path to pursue and options for a future Water Treatment Plant.
5. **CAPITAL BUDGET REVISION-** Manager Elrod requested on the attached exhibit page to mark out the line item for the 12" main replacement on Andersonville Hwy for this capital budget year approved in June to ensure the 12-inch pipe is the correct size for long-term development. He also stated it is not feasible to install the pipeline internally with the current setup until the future fiscal year with other expenses that need to be done. Motion by Commissioner Bowles to authorize Manager Elrod to reallocate \$130,00 for urgent capital improvements and defer the Andersonville project until next year pending study of size and cost, Second by Commissioner Rose, 4 ayes, 1 absent, motion carried.
6. **HOLIDAY SCHEDULE-** Manager Elrod requested a motion to observe the Christmas holiday for Thursday and Friday of this year. Motion by Commissioner Shelton, Second by Commissioner Rose, 4 ayes, 1 absent, motion carried.
7. **SURPLUS VEHICLES-** Assistant Manager Jeremiah Sweat requested from the board to list for sale on govdeals.com a 2013 F150 with almost 200,000 miles; he will set a reserve around \$2500. Motion by Commissioner Bowles to surplus as recommended, Second by Commissioner Rose, 4 ayes, 1 absent, motion carried.



B. OTHER REPORTS

1. ENGINEERS REPORT-

1. OFFICE MANAGERS REPORT-

2. HR REPORT-

3. ASSISTANT MANAGER REPORT (JEREMIAH)

4. ASSISTANT MANAGERS REPORT (JOHN)

A. **OVERTIME**- Assistant Manager John Mitchell discussed November 2025 overtime.

B. **WATER LOSS**- There was a water loss of 30.3% in November 2025.

MEETING ADJOURNED BY COMMISSIONER SHELTON 10:30AM

Jack Shelton

Rickey Rose

George Horton

Dusty Irwin

Ernest Bowles

ANDERSON COUNTY CONSERVATION BOARD MINUTES

November 12th, 2025

Members Present:

Denise Palmer – Board Chair, Scott Burton, Tony Powers, Matthew Bader, Ben Taylor – Parks Director

Members Absent:

Lewis Ridenour

Others Present:

Terry Frank – Mayor, Commissioner Chad McNabb, Stephanie Wells – Tourism Director, Robert Holbrook – Finance Director, Andrew Stone – Secretary

The Conservation Board meeting was called to order at 5:00pm on November 12th, 2025.

Approval of Agenda:

Motion by Scott Burton, seconded by Tony Powers, to approve the Agenda as presented.
Motion carried unanimously.

Approval of Minutes:

Motion by Matt Bader, seconded by Tony Powers, to approve the prior meeting Minutes from the October 6th, 2025 meeting.
Motion carried unanimously.

Public Comment Period:

No public present.

Unfinished Business:

1st Item of Unfinished Business:

Discussion held on the status of the road erosion repair at Anderson County Park.
Motion by Tony Powers, seconded by Scott Burton, that in light of the grant secured to pave Park Road, and the original agreement with the Road Superintendent, the Conservation Board requests that County Commission authorize the Highway Department to proceed with repairing of Park Road before water levels rise.
Motion carried unanimously.

2nd Item of Unfinished Business:

Discussion held on the preliminary concept design of the new Claxton Community Park and the previously discussed community survey.
Motion by Scott Burton, seconded by Matt Bader, to proceed with the distribution of the amended survey to the Claxton community accompanied by a press release, utilizing the Anderson County Government website and the Clinton Courier. The Board further

requests that the timing and release of the survey and press materials be coordinated at the discretion of the Conservation Board Chair, the Mayor, and the Tourism Director.

Motion carried unanimously.

3rd Item of Unfinished Business:

Mayor Terry Frank provided updates on multiple park projects and the status of current and potential grants for each.

Motion by Scott Burton, seconded by Tony Powers, to authorize the Mayor to pursue additional grant funding for the Gibbs Ferry project in connection with the Pellissippi Blueway initiative.

Motion carried unanimously.

New Business:

1st Item of New Business:

Ben Taylor discussed the current state of the Park dump truck.

Motion by Scott Burton, seconded by Matt Bader, to approve funding in the amount of \$7,500 from the current Park budget for the repair of the dump truck.

Motion carried unanimously.

2nd Item of New Business:

Ben Taylor provided an update on a previously received quote for the repair of shoreline erosion near the campground.

Motion by Scott Burton, seconded by Matt Bader, to proceed with the shoreline erosion control project on the campground side of the Park, utilizing reserved Monsanto funding, with the remaining project costs to be covered by Sports Gambling Revenue. The total project expense is not to exceed \$68,500.00.

Motion carried unanimously.

3rd Item of New Business:

Discussion held on the current meeting schedule for the Conservation Board.

The Board requests that the Board Chair and Secretary review the Board's charter regarding meeting requirements and present their findings at the next meeting.

No motion required.

Meeting Adjourned

Next meeting scheduled for January 5th, 2026

Anderson County Board of Commissioners
Opioid Settlement Committee
MINUTES

October 14, 2025
@ 4:30 P.M.
Room 312

Members Present: Shelly Vandagriff, Denise Palmer, Tim Isbel, Michael Foster, Ebony Capshaw and Anthony Allen

Members Absent: Sabra Beauchamp and Joshua Anderson

Others Present: Mayor Frank, Commissioner Vowell

Call to Order: Chairwoman Vandagriff called the meeting to order and led the Prayer.

Appearance of Citizens: No citizens addressed the committee.

Election of Chairman & Vice-Chairman

Commissioner Isbel nominated Vandagriff as Chairwoman. Second by Commissioner Foster to elect by acclamation. Motion passed.

Commissioner Isbel nominated Foster as Vice-Chairman. Second by Commissioner Palmer. Motion passed.

Commissioner Foster made a motion to approve September 9, 2025 Minutes. Second by Commissioner Palmer. Motion passed.

Commissioner Palmer made a motion to approve the agenda as amended. Second by Commissioner Foster. Motion passed.
Change Portal date from November 1st to December 15th.

Project Reports – Due by September 30th
No Action

Opening of portal on November 1st
No Action

Opioid Workshop on October 30, 2025 at 5:30 pm. Location to be determined.

New Business

Juvenile Mental Health Services – Discussion. No Action.

Unfinished Business

None

Next meeting will be November 24, 2025 at 5:00 in room 312.

Meeting Adjourned

Anderson County Board of Commissioners
Opioid Settlement Committee
MINUTES

November 24, 2025
@ 5:00 P.M.
Room 312

Members Present: Shelly Vandagriff, Denise Palmer, Michael Foster, Joshua Anderson, Sabra Beauchamp and Anthony Allen

Members Absent: Tim Isbel and Ebony Capshaw

Others Present: Mayor Frank, Commissioner Yager

Call to Order: Chairwoman Vandagriff called the meeting to order.
Commissioner Foster led the prayer

Appearance of Citizens: No citizens addressed the committee.

Project Reports
No Action

Review of Public Meeting Needs Assessment and Setting Priorities
Discussed Priorities: Transportation, Housing, Job Training, Youth Prevention and Wounded Treatment Capacity. No Action Taken.

Update on opening of portal
Commissioner Foster made a motion to extend the deadline to December 31, 2025. Second by Commissioner Anderson. Motion passed.

Commissioner Palmer to talk with Stephanie Wells to see if she will put a link on the website main page to go to the portal on County Commission web page.

New Business
None.

Unfinished Business
None.

Meeting Adjourned