
Anderson County Board of Commissioners

6:00 P.M.

Public Hearing –Resolution No. 26-08-1267 to consider an amendment to the “Anderson County Zoning Resolution” by amending SEC. 025-010. Rural Residential (A-2) minimum lot area for lots with no public water.

Presentation – Resolution No. 26-08-1270 Recognizing the Vendetta’s Motorcycle Club – requested by Commissioner Wandell
Resolution 26-08-1271 Honoring Shannon Gray for his service as Anderson County Constable – requested by Commissioner Anderson
Scarboro 85 Monument Updates by John and Vanessa Spratling – requested by Commissioner Ebony Capshaw

6:30 P.M.

Consent Agenda Monday, August 17, 2026

- 1. Approval and corrections of July 20, 2026 Minutes**
- 2. Approval of Notary and Bonds** (Notary List included in packet)
- 3. Waste Management Funds**
 - CMS Hawks Football is requesting donations/sponsorship to provide opportunity to the student athletes of the Clinton Middle Hawks Football Program.
 - Grand Oaks Elementary School is requesting funds to purchase a new computer to replace one that died.
 - Clinton High School Band is requesting donations/sponsorship to be used to equally benefit all the students of the Clinton High School Band Program.
- 4. Committee Reports**
 - Tourism Council Minutes (7/21/26)

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

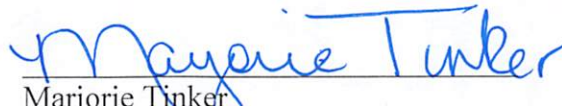


ANDERSON COUNTY GOVERNMENT

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 August 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" by amending the minimum lot area for lots with no public water. 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. 26-08-1267

**A RESOLUTION AMENDING THE “ZONING RESOLUTION OF ANDERSON COUNTY,
TENNESSEE” BY AMENDING SEC. 025-010. RURAL-RESIDENTIAL (A-2)**

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

WHEREAS, the Anderson County Regional Planning Commission has forwarded its recommendation to the Anderson County Commission regarding the zoning amendment.

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 August, 2026, in Clinton, Tennessee, that:

SECTION 1. Sec. 025-010. Rural-Residential (A-2). 4. Land Area is hereby amended by changing the minimum lot area for lots with no public water as follows:

No parcel of land shall be reduced in size to provide separate lots or building sites less than 20,000 square feet minimum lot area, except where public water supply is not available in which case a **1-acre** minimum lot area shall be required.

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

Anderson County, Tennessee
Board of Commissioners

RESOLUTION No: 26-08-1270

**A RESOLUTION RECOGNIZING THE VENDETTA'S MOTORCYCLE CLUB
FOR ITS YEARS OF SERVICE AND SUPPORT OF LOCAL STUDENTS
THROUGH ITS ANNUAL BACKPACK PROGRAM**

WHEREAS, the Anderson County Board of Commissioners recognizes the valuable contributions of community organizations that dedicate their time and resources to improving the lives of Anderson County residents through generosity, volunteer service, and charitable endeavors; and

WHEREAS, since 1973, Vendetta's Motorcycle Club has demonstrated a strong, active and enduring commitment to serving the Claxton community through charitable activities, including toy drives, fundraisers for individuals in need, and other community service projects; and

WHEREAS, for approximately eleven (11) years, inspired by the charitable efforts of its Illinois chapter, Vendetta's Motorcycle Club has hosted an annual Backpack Ride, providing backpacks, school supplies, and other assistance to students at Claxton Elementary School and, in recent years, expanding those efforts to include North Clinton Elementary School and Lake City Elementary School, while providing support valued in excess of \$15,000, in addition to significant contributions of supplies, volunteer time, and event expenses; and

WHEREAS, through the dedication, hard work, and generosity of its members, Vendetta's Motorcycle Club has helped countless students begin the school year with essential educational resources, making a lasting and meaningful difference in the lives of children and families in Anderson County.

NOW, THEREFORE, BE IT RESOLVED by the Anderson County Board of Commissioners, meeting in regular session on this the 17th day of August, 2026, that Vendetta's Motorcycle Club is hereby recognized and commended for its many years of service, generosity, and dedication to the children and families of Anderson County.

BE IT FURTHER RESOLVED that the Anderson County Board of Commissioners directs that a copy of this Resolution be presented to the Club as a lasting expression of the County's gratitude and recognition.

APPROVED, DULY PASSED AND EFFECTIVE this the 17th day of August, 2026

Denise Palmer
Chair A.C. Comm.

Terry Frank, Mayor

ATTEST:

Jeff Cole, County Clerk

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

Notaries to be elected August 17,2026

THOMAS D BRYANT	KARLA DOREEN HOLMAN
PAMELA ANNE CARDEN	DARLA ANN JONES
STEVIE MARIE CARTER	BRYAN MOZINGO
STEVIE MARIE CARTER	BRITTANY RAMIREZ
SAMANTHA CHRISTENE CHITWOOD	PAMELA SEWELL
KAYLIE BROOKE DOUGHTY	ERIN BROYLES STAFFORD
MOLLY HAMPTON	ALYSHA MAE WHALEY
TAHLER HARRINGTON	DEVIN WILCOX

PERSONAL SURETY



2026 CMS HAWKS FOOTBALL SPONSORSHIP/DONATION

Dear Friends of the Clinton Community,

Any student involved in an athletic program will experience some of the most rewarding moments of their life. When a student becomes a member of the CMS Hawks Football program they agree to commit to conducting themselves with pride, integrity, sportsmanship, and high self expectations both on and off the field. The skills obtained through this commitment to team and self will stay with the players throughout their life and we are asking for your help in making this happen.

With this wonderful opportunity in becoming a CMS Hawk football player comes some expense. We seek your assistance in providing this opportunity to the student athletes of the Clinton Middle Hawks Football Program. Your sponsorship will be greatly appreciated.

What Your Sponsorship Gets You:

\$500 Gold Sponsorship

- Business Name Displayed on a banner displayed at the football field
- 2 Football Home Season Passes
- Business Name Displayed on the back of Team T-shirt
- Team Photo

\$250+ Silver Sponsorship

- 2 Football Home Season Passes
- Business Name Displayed on the back of Team T-shirt
- Team Photo

\$100+ Bronze Sponsorship

- 1 Football Home Season Passes
- Business Name Displayed on the back of Team T-shirt
- Team Photo

Any contribution you are able to make is greatly appreciated. Your support is instrumental in helping us accomplish our goals in the football program at Clinton Middle.

Please make checks payable to "Clinton Middle School" with "Football" on the memo line.

Checks can be mailed to: Clinton Middle School
110 North Hicks Street
Clinton, TN 37716

wd: Jerry White visits GOES
message

m Parrott <tparrott@acs.ac>
i: Alexis West <awest@acs.ac>

Mon, Aug 10, 2026 at 12:58 F

Tim Parrott, Ed.D.

Make Every Day Count
Every Student, Every Day
Director of Schools
Anderson County Schools
101 S. Main St. Suite 501
Clinton, TN 37716
tparrott@acs.ac
(865)463-2800 ext.2800
Fax# (865) 457-7019

----- Forwarded message -----

From: **Lorna Schilling** <lschilling@acs.ac>
Date: Mon, Aug 3, 2026 at 9:21 AM
Subject: Jerry White visits GOES
To: Tim Parrott <tparrott@acs.ac>
Cc: Jessica Conatser <jconatser@acs.ac>

Commissioner White saw the WBIR news segment and came down to try the cruisers. He loved the new changes and even tried out the bikes!
Mr White asked what the library needs for this year - we need a new computer because currently we have \$5000 in new books we can't catalog or print labels to shelve. The library computer was 15 years old and just completely died . The tech said it will have to be replaced.
Commissioner White asked me to email you about the need for a new computer.
Thank you so much,
Lorna

2 attachments

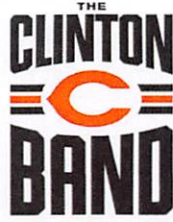


IMG_5824.jpeg
4505K

Dr. L. Parrott
Approved 8.10.26



IMG_5823.jpeg
4389K



Scan for the digital version!

COMMUNITY SPONSORSHIPS

The award winning Clinton High School Band is looking for community partners to support our students throughout the **2026/27** school year. 100% of the funds you donate are used to equally benefit all the students of the Clinton High School Band program.

2026 Sponsorship Levels & Benefits

Donations under \$125

This sponsorship will provide various needs throughout the season including: water, snacks, instrument maintenance, music, equipment, and many others.

- *A social media post thanking you for your support of the Clinton High School Band program.*

\$125 – White

This sponsorship will provide various needs throughout the season including: water, snacks, instrument maintenance, music, equipment, and many others.

- *Email & Facebook page recognition by level of sponsorship.*
- *Recognition as a sponsor by level for the 2025 calendar year on our website.*

\$250 – Orange

This sponsorship will provide 1 meal for nearly 100 students for the 2026 season. We will be providing about 30 meals during the marching band season.

- *Includes White benefits PLUS:*
- *Thank you announcement at all home games and concerts*
- *Advertisement in ALL event programs*
- *Your name displayed on a sponsorship banner hung at the CHS Football Field*

\$1000 – Dragon

This sponsorship will provide 4 meals for nearly 100 students for the 2026 season. We will be providing about 30 meals during the marching band season.

- *Includes Orange benefits PLUS:*
- *Logo printed on the Band Trailer*

We appreciate the support and encouragement of all our community partners, and thank you for considering joining the Clinton Band family. The Clinton Band Foundation Inc., a registered 501(c)3 nonprofit organization.



Anderson County Tourism Council Board of Directors Meeting July 21, 2026

at Anderson County Chamber of Commerce

Call to Order: The meeting was called to order by Maria Hooks, Chairperson.

Members Present: Maria Hooks, Jimmy Taylor, Jason Brown, Rick Meredith, Katherine Birkbeck, Brent Galloway, Nate Housley, Amanda Bridges, Charlie Smith, Serena Satterfield and Stephanie Wells

Members Absent: Michael Foster, Beth Hickman, Katy Watt, Tim Isbel, Terry Frank, Chris Mitchel, Cory Jenkins and John Meyer

Approval of Minutes: A motion was made by Katherine Birkbeck and seconded by Jimmy Taylor to approve the April 2026 meeting minutes. Motion passed.

Financial Report: A motion was made by Rick Meredith and seconded by Nate Housley to approve the FY 2026 financial reports. Motion passed.

Old Business/New Business

A motion was made by Brent Galloway and seconded by Katherine Birkbeck to approve the FY 2027 advertising budget. Motion passed.

Executive Director's Report, given by Stephanie Wells

- The 2025 Visitation and Social Media Report was presented. Wells pointed out that the report reflects a 57% decrease in visitation to the website. However, on March 1, 2026, the Data Privacy Laws went into effect creating data gaps on all websites. The standard decrease is anywhere from 40 to 50%. Wells is researching alternative platforms for gauging visitation to the website in accordance with the new Data Privacy Laws.
- Wells reported that two billboards have been installed on Interstate 75 that promote the Rocky Top exit. Funds allocated to this project are from the new occupancy tax collected from Rocky Top businesses.
- Wells reported on the additional print advertisements that will be coming out next quarter, including advertisements in the Tennessee Titan Yearbook, Blue Ridge Outdoors Magazine, and the Tennessee and Indiana Hunting and Fishing Regulations magazines.
- Wells reported that a video series was created over the summer. The videos follow the content creator format and can be found on the Adventure Anderson YouTube channel. The videos will also be advertised on social media.
- Wells reported on the State Grant Program, through which the county was awarded access to a short-term rental platform. The report is attached and the highlights of the report are as follows:
 - Anderson County has 145 short-term rentals (STRs), 118 of which were booked within the last six months.
 - The majority of STRs in the county have a maximum guest capacity of 5–6 people, and 39 of the rentals have a maximum sleeping capacity of 7–10 guests.
 - Additionally, 85 are owned by Anderson County residents and 18 are owned by out-of-state individuals or businesses.
- Wells reported on proposed changes to the current legislation pertaining to wake surfing restrictions. The board discussed ideas to improve the legislation for all lake users.
- Wells informed the board that the FY 2026 Marketing Grant has been complete, and the county has been reimbursed for all funds. The bids for the Lost Bottom Enhancement Grant project have been awarded, and the funds for the 250th Marketing grant have been received. Wells will be working with the Anderson County Career and Technical Center students to implement the podcast project for the 250th project.

Adjourn: A motion was made by Brent Galloway to adjourn the meeting.

Respectfully Submitted by: Stephanie Wells, Secretary/Executive Director

Anderson County Tourism Council

FY 2027 Advertising Budget

Digital Marketing	FY 2027	
Digital Marketing and Website Management	\$8,400.00	
Pay Per Click Campaign	\$50,000.00	
Streaming TV Advertisements	\$100,000.00	
Social Media Advertisements	\$90,000.00	
Podcast Advertising/Streaming Radio	\$30,000.00	
Podcast Production and Promotion	\$20,000.00	
Advertising Projects		
Billboard on I-75 and I-40	\$54,500.00	
Rack Cards and Vacation Guides	\$10,000.00	
E-newsletters	\$240.00	
Distribute Brochures	\$2,150.00	
Domain and Hosting	\$2,000.00	
Stock Photography	\$200.00	
Photo Shoot	\$5,000.00	
Placier Research	\$29,000.00	
American Bus Association	\$2,000.00	
Print Advertising and Misc. Ads	\$72,510.00	
Indiana and Tennessee Fishing and Hunting Guides		\$5,250.00
Blue Ridge Outdoors Sept/Oct		\$2,295.00
Titan Yearbook		\$5,000.00
Norris Lake Marina Assoc. Guide		\$1,600.00
Norris Life Magazine		\$700.00
Sales Marketing		
Group Marketing Campaign	\$24,000.00	
TDTD Marketing Grant		
YouTube Advertisements	\$60,000.00	
TDTD ARPA Grant		
Transformational Projects-New Target Markets, Influencer Marketing, User Generated Marketing, Interactive Content	\$52,290.00	
Total Budget	\$612,290.00	



Quarterly Website and Social Media Report

Visitation to AdventureAnderson.com

YTD Users..... 52,093

Events Per User..... 4.38

First Visit..... 43,760

An event includes a page view, click, scroll, etc

Content Drilldown

Places 8,096

Events..... 7,990

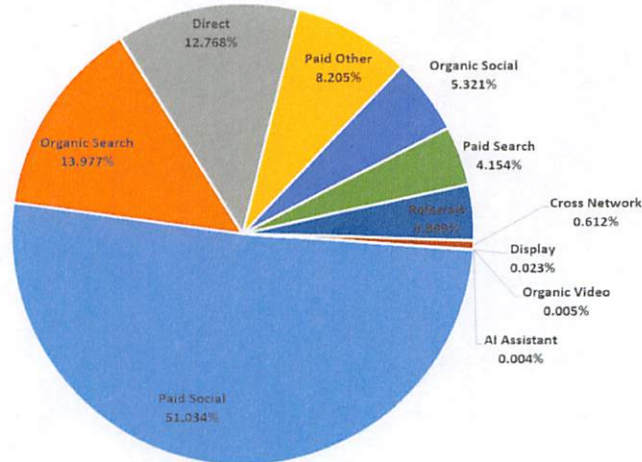
Blogs 6,816

Venues 1,953

Trip Planner 1,655

Stay..... 926

Acquisition Channels



Top 10 States

Tennessee 11,988
 Georgia 5,551
 Ohio 4,533
 South Carolina 4,117
 North Carolina 3,636
 Indiana 3,428
 Kentucky 3,309
 Michigan 1,794
 Virginia 1,364
 Florida 971

Top 10 Cities

Nashville 2,308
 Atlanta 1,552
 Knoxville 1,284
 Indianapolis 1,145
 Charlotte 1,075
 Anderson, SC 950
 Columbus 865
 Oak Ridge 690
 Louisville 628
 Clinton 549

Top 10 Pages-Views

1. Home Page
 2. Windrock
 3. Event Calendar
 4. Ultimate Waterway
 5. Venues
 6. Travel 300 Years
 7. Aspire
 8. Hit the Trails
 9. Fish the Clinch
 10. Norris Lake

Billboard on Interstate 75

WINDROCK PARK
OFF-ROAD TRAILS
AND HIKING

NORRIS LAKE
BOATING
AND FISHING

ROCKY TOP
COAL MINING
HISTORY

ADVENTURE
ANDERSON COUNTY

THIS WAY TO
ENDLESS
ADVENTURE!

EXIT 128
Icons: Car, Tent, Fork and Knife, Wheelchair

WINDROCK PARK
OFF-ROAD TRAILS AND HIKING

NORRIS LAKE
BOATING AND FISHING

ROCKY TOP
COAL MINING HISTORY

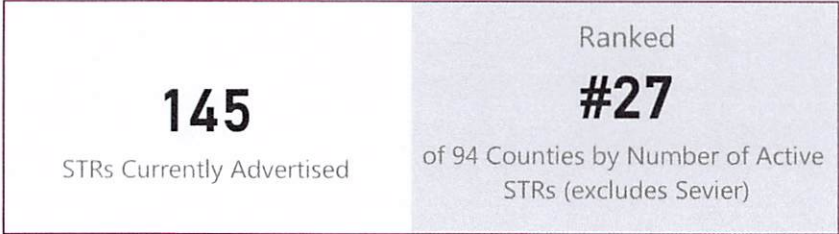
ADVENTURE
ANDERSON COUNTY

THIS WAY TO
ENDLESS ADVENTURE!

EXIT 128 Icons: Car, Tent, Fork and Knife, Wheelchair

Short-Term Rental Market - Ecosystem

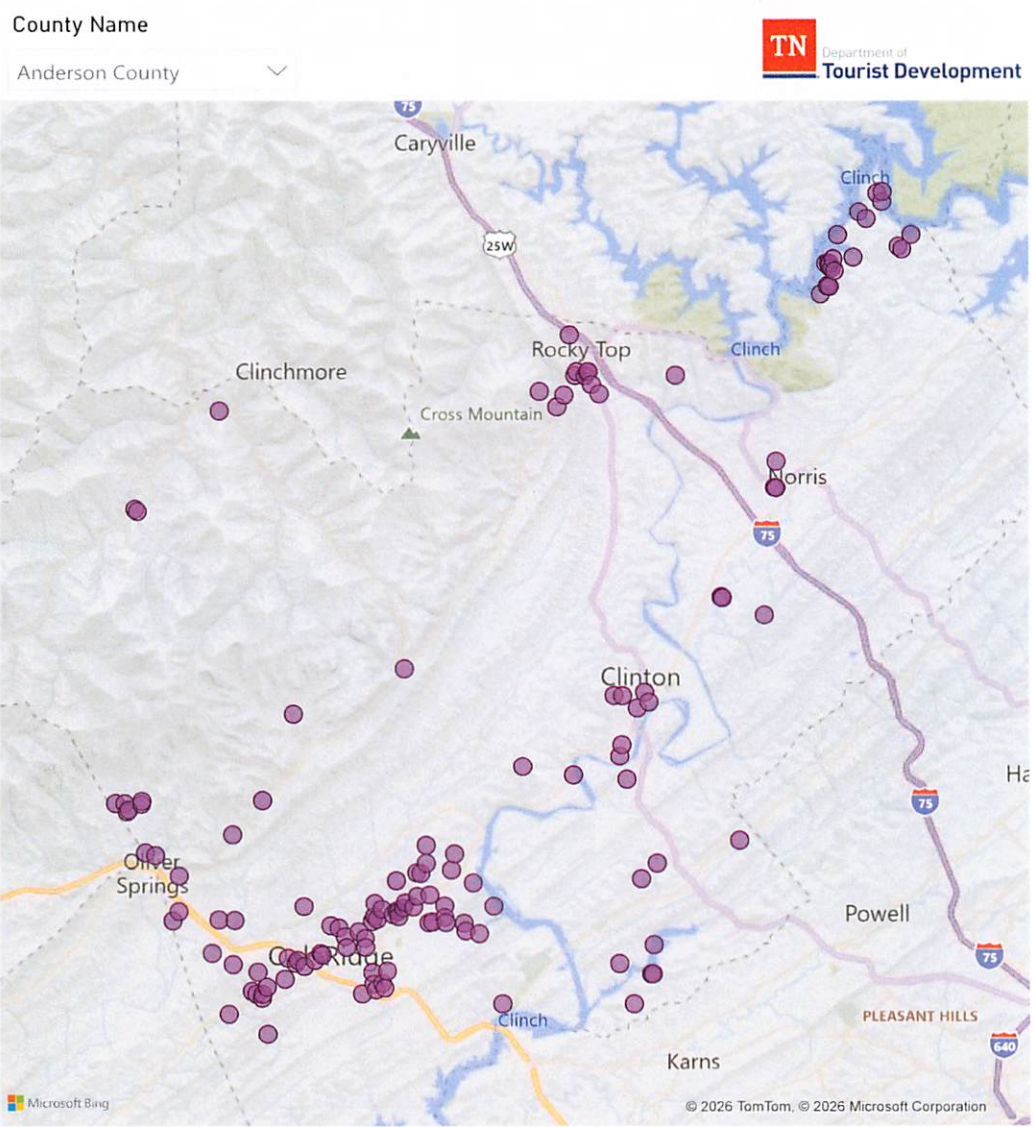
This page displays data on county-level short-term rental markets, provided via Granicus. Last updated: May 29, 2026.



STRs with Documented Bookings



Note: Some STRs may have had a recent booking but are no longer advertised on a booking platform. Contrastingly, some STRs may be currently advertised but have yet to have a documented booking. These numbers give a best estimate of the level of recent STR activity in your community.



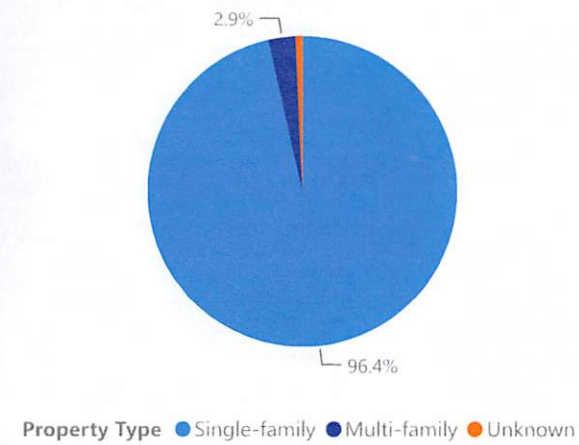
Short-Term Rental Market - Property

County Name

Anderson County



Active STRs by Property Type



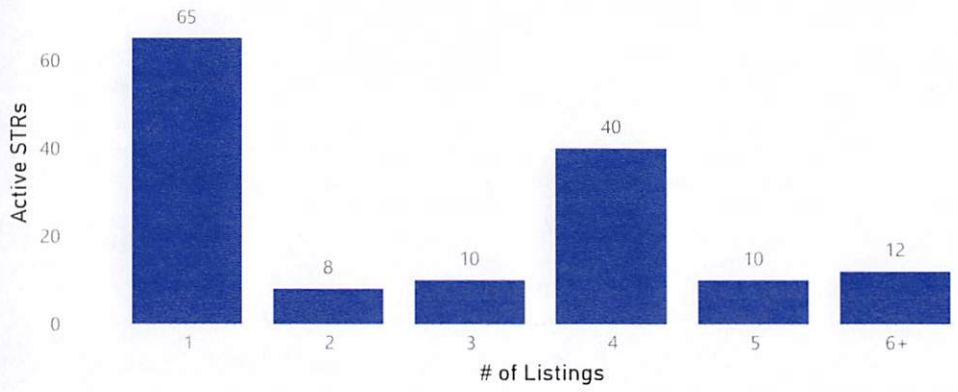
What is an "active STR"?

"Active STR" refers to a short-term rental unit that is currently listed and available for booking on one or more online platforms. Properties that have been delisted or are no longer accepting reservations are not included in this count.

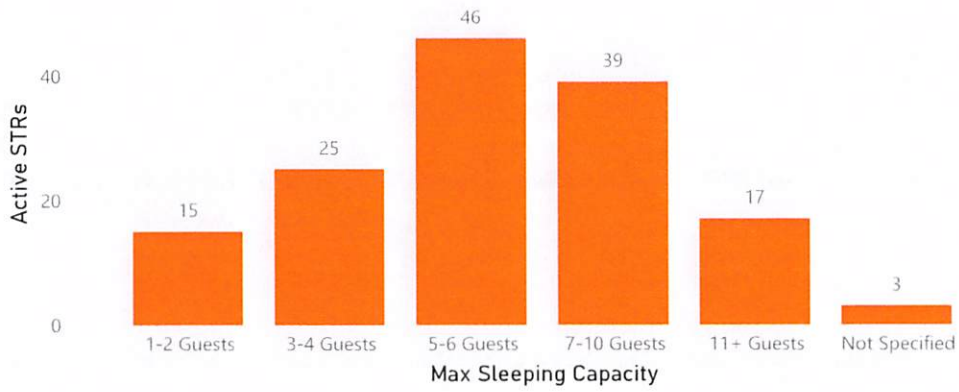
How can you use this information?

- **Housing stock awareness:** Because most active STRs are single-family properties, communities can use this data to assess **how much residential housing has effectively shifted away from long-term rental or ownership markets.**
- **Fire and safety compliance:** Cross-referencing STR listings with codes office records can surface properties operating **without required inspections or safety certifications**, giving officials a starting point for targeted outreach.
- **Permitting foundation:** Understanding the scale and distribution of STRs in your community **provides the evidence base to justify a local permit program.** Sleeping capacity data is particularly useful for sizing minimum safety requirements.
- **Equitable enforcement:** Most operators appear in this data with just one property, **helping distinguish casual hosts from commercial operators.** This breakdown can inform how communities structure outreach, registration requirements, or enforcement priorities.
- **Multi-platform listings and syndicates:** In the listing count chart, each bar shows how many platforms a property is listed on. Properties with multiple active listings are likely managed through channel management tools (aka syndicates) that post the same unit across Airbnb, VRBO, and other platforms simultaneously. When a syndicate is involved, booking platforms may assert they are not the marketplace facilitator of record, **potentially leaving local occupancy taxes uncollected by any party.** Multi-listing counts can help communities identify operators worth a closer look.

Active STRs by Listing Count



Active STRs by Max Sleeping Capacity



Short-Term Rental Market - Owner Origins

County Name

Anderson County



85

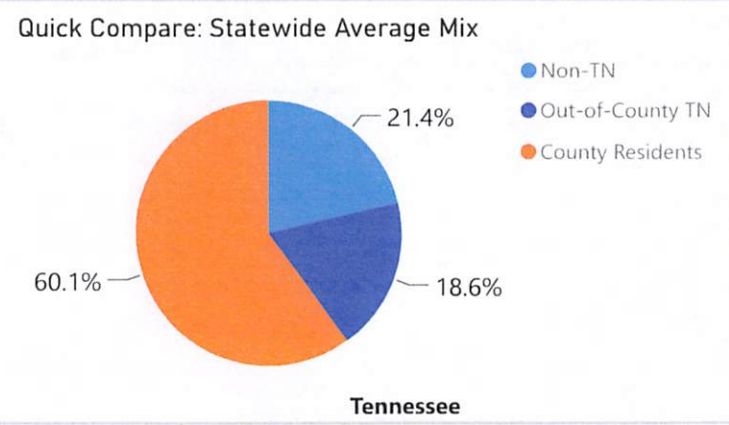
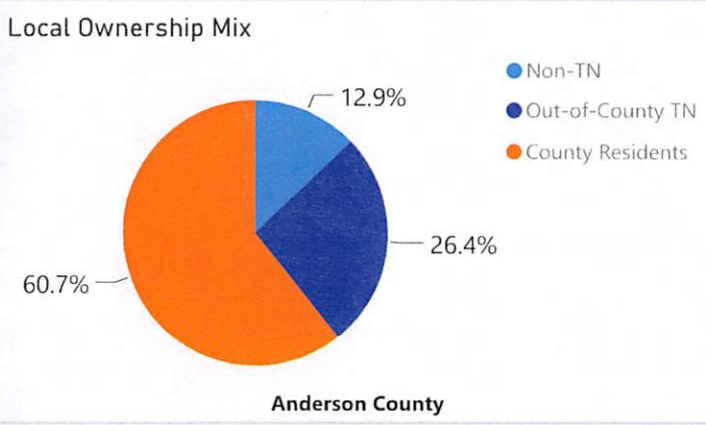
County Resident Owners

37

Out-of-County TN Owners

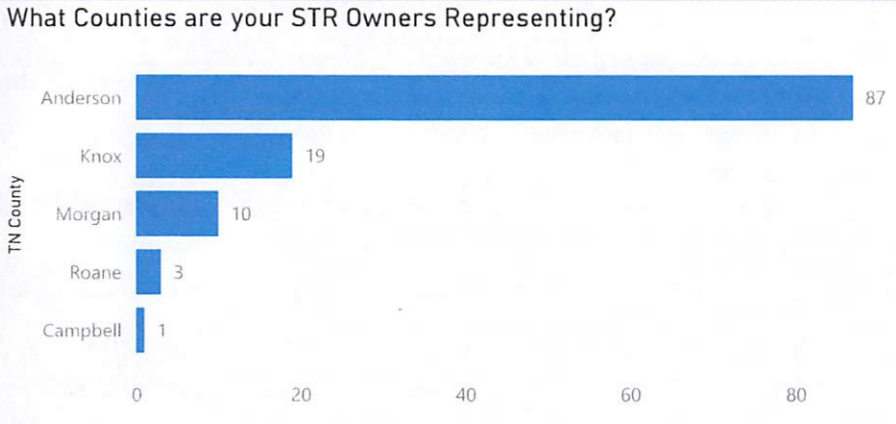
18

Out-of-State Owners



Out-of-State Owners

Owner State	Count
FL	4
GA	2
KY	2
NY	2
TX	2
VA	2



Understanding This Data

This dashboard shows where STR owners actually live—whether they’re local residents, elsewhere in Tennessee, or out-of-state owners. Each listing is matched to a property owner’s mailing address to determine their origin.

Why this matters:

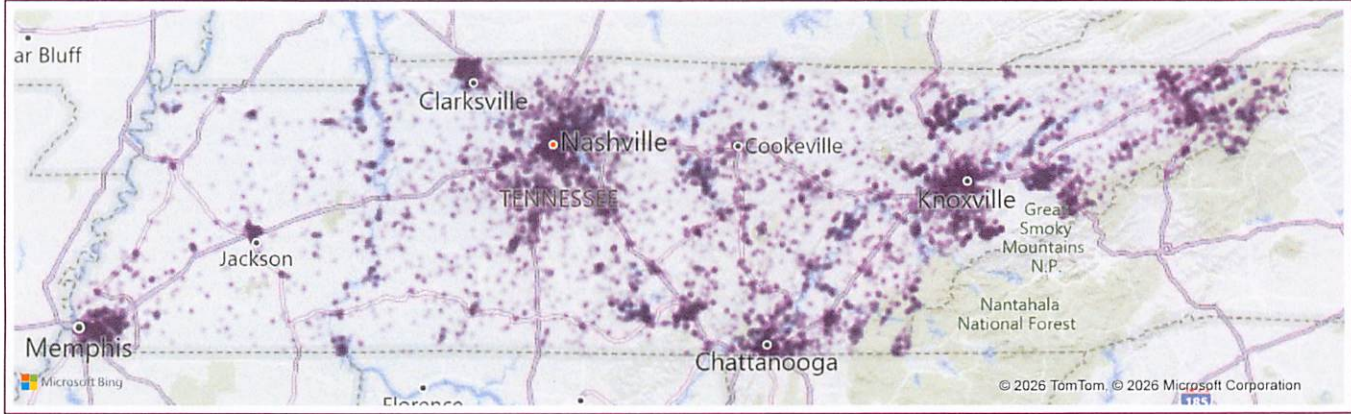
When a significant share of STR revenue flows to absentee owners, it raises important questions for local leadership:

- **Tourism planning:** Knowing whether your STR market is driven by local entrepreneurs or outside investors helps inform how to engage operators and what kind of STR ecosystem your community has
- **Property tax classification:** Some STRs may qualify as commercial rather than residential properties, affecting assessed value and tax obligations
- **Permit or registration programs:** A local registry creates a direct communication channel with all operators, regardless of where they live, including a reliable emergency contact for each property
- **Economic leakage:** Revenue earned by outside investors largely leaves the local economy rather than being reinvested in the community
- **Equity of tax burden:** Absentee investors often have a much narrower local tax footprint than resident owners, making occupancy tax compliance and proper property classification important offsetting mechanisms

TDTD STR Data-Sharing Program Overview



Tennessee Department of Tourist Development's Short-Term Rental Data-Sharing Program provides communities with free access to data connecting publicly listed STRs with parcel-level property records. The program is designed to help local governments better understand their STR ecosystem, engage with operators, and support consistent tax compliance. By ensuring STR operators are properly identified and contributing to local occupancy tax revenues, communities can reinvest those funds into the tourism marketing and development efforts that attract visitors and grow local economies.



Note: Sevier County's STR data was not included in TDTD's purchase from Granicus and is thus not reflected in this map. According to Sevier County's data that they have shared with us, there are over 13,000 documented STRs in the county.

How to Use This Dashboard

This dashboard provides your community with a real-time view of active short-term rental listings matched to local property records. Here's how to get started:

- **Identify active STRs** in your jurisdiction using the Currently Advertised count
- **Understand your market** through breakdowns by property type, minimum night stay, sleeping capacity, and geographic ownership
- **Prioritize outreach** by focusing on operators not yet in compliance with local registration and tax requirements
- **Cross-reference** listing data with your assessor, trustee, and codes offices to ensure accurate records
- **Download your community's data** from Host Compliance for more detailed information on each STR unit, including address and ownership records

Granicus Add-On Services

Communities participating in the TDTD program receive free access to the STR address identification dashboard through November 2026. For communities that want to go further, Granicus offers optional add-on services available for direct purchase:

- **Automated operator outreach:** send compliance notices and registration reminders directly to STR owners
- **Compliance automation:** streamline tracking and follow-up for non-compliant operators
- **Continued access:** if the statewide contract is not extended beyond November 2026, Granicus has agreed to honor reduced rates for communities wishing to continue services directly

All optional add-ons fall outside the scope of the state contract and are procured and paid for directly by the community at a discounted rate.