LOUDON COUNTY COMMISSION
LOUDON COUNTY, TENNESSEE
Monday, August 3, 2026
Courthouse Annex Building
6:00 P.M.

REGULAR COMMISSION MINUTES

(1) Opening of Meeting

BE IT REMBERED, that the Board of Commission of Loudon County was convened in regular session in Loudon, Tennessee on the 3rd day of August 2026.

Commission Chairman Henry Cullen called the meeting to order at 6:00 pm.

(2) Public Hearing

Loudon County Codes Enforcement Director – Jim Jenkins held the Public Hearing for the four zoning issues for:

7270 Hwy 411, 6600 Brook Road, 2480 Foshee Road, Beals Chapel Road, 18102 Beals Chapel Road

(3) Opening of Meeting

Commissioner Whitfield opened the County Commission Meeting by leading the Pledge of Allegiance to the Flag of the United States of America and then gave the invocation.

(4) Roll Call

Upon Roll Call, the following commissioners were present: **Chase Randolph, William Jenkins, Rosemary Quillen, Bill Satterfield, Gary Whitfield, Henry Cullen, Joe Morrison, Van Shaver, Adam Waller** (9)

Also present, were **Mayor – Buddy Bradshaw, Director of Accounts and Budgets - Erin Rice and Chief Deputy –Tammie Wampler.**

Commissioner Bill Geames was absent. (1)

(5) Agenda Adoption

Commission Chairman Henry Cullen requested that the August 3, 2026 agenda be adopted. Mayor Bradshaw requested that the Vacant Seat for General Sessions Judge be moved to the top of the agenda and to add TRDA appointment for Jimmy Matlock.

Commissioner Shaver made a motion to approve the agenda as amended.

Commissioner Waller seconded the motion.

(6) Minutes Approved

Commission Chairman Henry Cullen requested that the June 29, 2026 Loudon County Commission Meeting Minutes be accepted.

Commissioner Shaver made the motion to accept the minutes as presented.

Commissioner Randolph seconded the motion.

Upon Voice Vote, the motion PASSED.

(7) General Sessions Judge Appointment – Jed Bassett

Commission Chairman Henry Cullen turned the floor over to **Mayor Buddy Bradshaw** for the nomination of Jed Bassett as General Sessions Judge. Commissioner Chase Randolph made a motion to accept the nomination. **Commissioner Will Jenkins** seconded the motion.

Commission Chairman Henry Cullen called for a Roll Call vote.

Upon Roll Call Vote, the following commissioners voted AYE: **Jenkins, Quillen, Satterfield, Whitfield, Cullen, Morrison, Shaver, Waller, Randolph, (9)**

Upon Roll Call Vote, the motion PASSED.

General Sessions Judge Hank Sledge swore in **Jed Bassett** as **General Sessions Judge.**

(8) General Public Comments

Commission Chairman Henry Cullen called to the floor those who signed up for General Public Comments. Those that spoke were: **Mike Calacone, Timothy Kerr, Kelly Brewster, Skip Thompson and Pat Hunter.**

(9) Zoning – 7270 Hwy 411

Loudon County Codes Enforcement Director – Jim Jenkins presented to commission the following zoning items:

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM C-2, GENERAL COMMERCIAL DISTRICT TO R-1, SUBURBAN RESIDENTIAL DISTRICT.

LOUDON COUNTY TAX MAP 084, PARCEL 057.02, LOCATED 7270 HWY 411, LOUDON COUNTY, TN, SITUATED IN THE 3RD LEGISLATIVE DISTRICT

Approved – 8 Disapproved – 0 / Planning Commission

Commissioner Satterfield made a motion to approve the zoning request.

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 080326-A

(10) Zoning – 6600 Brook Road

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-1 AGRICULTURE FORESTRY DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 060, PARCEL 122.00, LOCATED 6600 BROOK RD, LOUDON COUNTY, TN, SITUATED IN THE 3RD LEGISLATIVE DISTRICT APPROXIMATELY (1) ONE ACRE LOT

Approved – 8 Disapproved – 0 / Planning Commission

Commissioner Satterfield made a motion to approve the zoning request.

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 080326-B

(11) Zoning – 2480 Foshee Road

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-1 AGRICULTURE FORESTRY DISTRICT TO A-2, RURAL RESIDENTIAL DISTRICT. LOUDON COUNTY TAX MAP 045, PARCEL 011.03, LOCATED 2480 FOSHEE RD, LOUDON COUNTY, TN, SITUATED IN THE 4TH LEGISLATIVE DISTRICT APPROXIMATELY (1) 2.5 ACRE LOT

Approved – 8 Disapproved – 0 / Planning Commission

Commissioner Whitfield made a motion to approve the zoning request.

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 080326-C

(12) Zoning – Beals Chapel Road

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-2, RURAL RESIDENTIAL DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 022, PARCEL 140.00, LOCATED BEALS CHAPEL RD, LOUDON COUNTY, TN, SITUATED IN THE 6TH LEGISLATIVE DISTRICT, APPROXIMATELY (5) ONE ACRE LOTS

Approved – 6 Disapproved – 2 / Planning Commission

Commissioner Waller made a motion to approve the zoning request.

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 080326-D

(13) Zoning – 18102 Beals Chapel Road (w/ stipulations)

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-2, RURAL RESIDENTIAL DISTRICT, F-1 FLOODWAY DISTRICT, TO A-3, DEVELOPING AGRICULTURE DISTRICT, F-1 FLOODWAY DISTRICT LOUDON COUNTY TAX MAP 028, PARCEL 049.00, LOCATED 18102 BEALS CHAPEL RD, LOUDON COUNTY, TN, SITUATED IN THE 6TH LEGISLATIVE DISTRICT, APPROXIMATELY 3.84 ACRES

Approved – 7 Disapproved – 2 / Planning Commission

Commissioner Waller made a motion to approve the zoning request with stipulations.
(Stipulations – This zoning only applies to the area shown as Parcel 4(A), 4(B) and 4(C). As identified on ariel photo map at Parcel 4(A), 4(B) and 4(C). 4(A) shall remain one lot at approximately 7.6 acres. No access to Parcels 022 138.00 and 022 140.00 through Parcel 4(A). Parcels 138.00 and 140.00 shall be combined to create road frontage for the approximately 60 acres. 4(B) is to be split into no more than two lots. 4(C) is to be split into no more than two lots. A cul-de-sac meeting county standard shall be installed at the end of Millerwood Road. Public utilities shall be installed to the five lots. All lots shall adhere to the Miller's Landing Phase II to architectural standards and will be reviewed by the architectural review board for approval. An easement or access to the cul-de-sac from Millerwood Road to parcel 028 027.00 shall be granted.)

Commissioner Quillen seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 080326-E

Mayor Bradshaw presented to commission the appointment to the TRDA Board – **Jimmy Matlock.**

(14) TRDA Board Appointment – Matlock

Commissioner Shaver made a motion to approve this recommendation.

Commissioner Waller seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 080326-G

(15) Illegal Annexation – Weigel's Bakery/ Robin Spring Road

Commissioner Whitfield presented to commission a motion to enter into negotiations with the city of Loudon and to take whatever measures deemed necessary to protect the citizens of Dry Valley Road and the citizens of James Ridge from any kind of illegal annexation (Weigel's Bakery / Robinson Spring Road Tax Map 047/Parcel 29.00)

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED.

Commission Chariman Henry Cullen turned the chair over to **Vice Chair Bill Satterfield.**

(16) Incorporate and Designate Tellico Village POA as Utility District

Commissioner Henry Cullen made a motion to approve the resolution to Approve A Petion to Incorporate And Designate Tellico Village Property Owners Association, Inc. As A Utility District Pursuant to T.C.A. § 7-82-201(b)

Commissioner Shaver seconded the motion.

Vice Chair Bill Satterfield called for a Voice Vote.

Upon Roll Call Vote, the motion PASSED. RESOLUTION 080326-F

Director of Accounts and Budgets Director Erin Rice presented to commission the following budget items:

Consideration of recommendation to apply/accept for the following grant:

(17) Budget Amendment - TDEC Grant

Convenience Center TDEC Grant for Lenoir City location – $131,984 with 50% match (TDEC would pay up to $65,992K & County would pay up to $65,992 from Fund 116-Recycling Centers) – Draft Resolution attached

Commissioner Shaver made a motion to approve the grant.

Commissioner Waller seconded the motion.

Upon Roll Call Vote, the following commissioners voted AYE: **Jenkins, Quillen, Satterfield Whitfield, Cullen, Morrison, Shaver, Waller, Randolph (9)**

Upon Roll Call Vote, the motion PASSED. RESOLUTION 080326-H

(18) Budget Amendment- Fund 121

Consideration of recommendation to approve amendments/line adjustments in the following funds:

Special Revenue (OPIOID) Fund 121
Summary of Amendments:

- This amendment is to add the contribution to Boys/Girls Club that was approved last year for the current fiscal year – increase $75,000

Overall amendment will decrease the fund balance by $75,000

RESOLUTION 080326-I

(19) Budget Amendment – Fund 171

General Capital Projects Fund 171
Summary of Amendments:

- Employee Benefits - $4,010 – Carpet replacement
- Election Dept. - $12,460 – (9) Computers
- Health Dept. - $18,333 – Fire Alarm panel
- Convenience (Recycling) Center - $50,893 – Replace Litter Truck
- Ag Dept. - $6,000 – Carpet replacement

Overall amendments will have no impact on the fund balance.

RESOLUTION 080326-J

Commissioner Shaver made a motion to approve the recommendation.

Commissioner Satterfield seconded the motion.

Upon Roll Call Vote, the following commissioners voted AYE: **Quillen, Satterfield Whitfield, Cullen, Morrison, Shaver, Waller, Randolph, Jenkins (9)**

Upon Roll Call Vote, the motion PASSED.

(20) Monthly Reports

Distribution of the following reports:

1) Approved Budget Committee minutes – June 15, 2026
RESOLUTION 080326-K

2) Summary Financial Reports – July 2026

RESOLUTION 080326- L

3) Report on Debt Obligation – Rural School Bonds, Series 2026

RESOLUTION 080326-M

(21) Bonds & Notaries

Commissioner Waller made a motion to approve the following Bonds & Notaries.

Patricia Jesusita Barid, Victoria Boucher, Shelecia A Brewer, Lydia Brewster, Kaylee J Clendenen, Callie N Davis, Ashlee Frye, Travis M Hartzell, Jamie Lynn Hash, Laurie Anne Johnson, Marina Manning, Melissa Marti, Deborah D Ninis, Tina Parris, Beth A Purcell, Andrea Ragan, Kimberly May Roberts, Janet L Rogers, John Steven Scavone, Canda Sims, Cindy Smith, Kelly Thomason, Lolita Thompson, Candice Toney, Suzanne F Vicars, Teresa Wallace

Commissioner Shaver seconded the motion. Upon Voice Vote, the motion PASSED.
EXHIBIT 080326-S

(22) Adjournment

There being no further business, a motion being duly made by **Commissioner Shaver** and seconded by **Commissioner Satterfield** the August 3, 2026 County Commission Meeting was adjourned at 6:56 pm.

Bill Satterfield
Loudon County Commission Chairman

ATTEST:
Ruth Crumpler
Loudon County Clerk

Loudon County Mayor