



August 21, 2026

DMRA Statement Regarding Pedro Shoun Lane ARC Project

The Doe Mountain Recreation Authority respects the concerns recently raised regarding the proposed development of 20 RV sites and a bathhouse on the Authority's Pedro Shoun Lane property. DMRA values the investments made by neighboring businesses and recognizes the important role private campgrounds, lodging providers, restaurants, retailers, and other tourism-related businesses play in Johnson County's economy.

DMRA acquired the approximately 80-acre Pedro Shoun Lane property from the owners of the neighboring campground as part of a broader effort to expand recreation, support larger events, provide overnight accommodations, improve visitor services, and strengthen Doe Mountain's contribution to the regional economy. The former owners participated in the public planning process concerning the property and were present for discussions of its future development. The planning process openly considered lodging, camping, RV accommodations, event facilities, and other visitor-support uses. DMRA did not withhold those concepts from participants in the planning process.

Following the acquisition, DMRA completed a detailed master-planning process specifically for Pedro Shoun Lane. The final concept was not limited to a lodge or training center. It included expanded camping and RV accommodations together with cabins, restrooms and showers, an event stage, an Adventure Center, a bike pump track, a lodge, a nature center, parking, trailhead facilities, and other supporting infrastructure. The recommended built elements specifically identify RV slips with utilities as part of the Lodge and Welcome Center area.

The Appalachian Regional Commission project represents an initial phase of that broader plan. The Preliminary Engineering Report describes an activation package intended to add essential visitor services and site infrastructure so the property can support multi-day visitation and safer, more organized use. The current concept includes 20 RV sites with water and electrical service, a centralized dump station, a state-park-style bathhouse, circulation and parking improvements, grading, stormwater improvements, and utility extensions. Individual sewer hookups are not proposed at the RV sites.



The final project scope has not yet been determined and may be adjusted as planning, engineering, and grant requirements are refined. Any revisions will remain consistent with the Pedro Shoun master plan and applicable funding requirements.

DMRA recognizes the importance of ensuring that the ARC-funded project advances regional economic development and is implemented consistent with all Appalachian Regional Commission and State of Tennessee requirements regarding impacts on existing private enterprise. DMRA does not view the proposed Pedro Shoun sites as the same business model as a private long-term or extended-stay campground. Under DMRA's existing camping rules, stays are limited to a maximum of 14 consecutive days, and DMRA anticipates that most Pedro Shoun users will stay approximately one to three days while riding, hiking, attending events, or participating in other activities at Doe Mountain. The sites are intended for short-term recreational visitors, not long-term or residential occupancy.

DMRA's authority to acquire, develop, and operate recreational property is expressly established by Tennessee law. The Doe Mountain Recreation Authority Act authorizes the Authority to purchase and hold land, contract for projects and improvements, construct park areas and other recreational facilities, and establish and collect user fees to support the operation and maintenance of the Authority. The Act further directs DMRA to protect and conserve Doe Mountain while planning, promoting, financing, constructing, managing, and developing multi-use recreational opportunities that create jobs and facilitate economic development.

DMRA does not receive recurring operational funding from the State of Tennessee and must therefore work toward a financially sustainable model in which recreation-related revenues support operations, maintenance, public access, improvements, and stewardship. The ARC application reflects that approach by identifying reinvestment of overnight-use revenues, increased visitor stays, improved event readiness, and regional tourism spending as anticipated outcomes.

DMRA appreciates the concerns that have been raised and welcomes continued dialogue with neighboring property owners. The Authority also has a responsibility to carry out its public mission, responsibly develop the assets entrusted to it, comply with funding requirements, and work toward long-term sustainability.



DMRA remains committed to implementing the Pedro Shoun master plan in a manner that grows visitation and economic activity throughout Johnson County while respecting the important role of private businesses in the region's tourism economy.

Respectfully,

A handwritten signature in black ink, appearing to read "Charles B. Ridlehuber", is written above the printed name.

Charles Ridlehuber

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