

Carter County Planning Commission
Meeting Minutes
July 31, 2012

APPROVED

Members Present

Members Absent

Ralph Watson, Vice-Chairman
Mary Ann Patton
Jerry Smith
Steve Chambers
Richard Renfro
Russ Kyte
Bob L. Townsend
Steve Pierce, Chairman
Tom "Yogi" Bowers
Jack Campbell

Bill Armstrong
Richard Winters

STAFF MEMBERS PRESENT

Chris Schuettler, Director
Jimmy Church, Assistant Director
Diane Cannon, Secretary
Jack Hampton, Permits
Justyn Markland, Codes Enforcement Officer

LOCAL PLANNING STAFF PRESENT

Glenn Rosenoff, F.T.D.D.

COUNTY OFFICIALS IN ATTENDANCE

Mayor Leon Humphrey

The Chairman called the meeting to order. Roll called and visitors welcomed. Motion by Mr. Chambers to accept June 2012 meeting minutes, seconded by Mr. Watson. Minutes approved unanimously.

1.) River Valley Meadows Subdivision. Mr. Jimmy Street, developer, requested cursory design approval. Staff recommended approval. Mr. Renfro made the motion to approve and Steve Chambers seconded the motion. Motion passed by a unanimous vote.

2.) Resolution for Planning Office Staff to Conduct Inspections. Mr. Jack Hampton presented a handout to the planning board (see attached) showing the amount of fees collected by the planning office over the past 14-month period of time. A total of \$43,300.00 in fees was collected of which \$1,335.00 went to the county and \$41,965.00 went to the state. Mr. Schuettler explained that currently one employee of the planning office, Mr. Tony Gouge, is certified as a state inspector in both residential and commercial areas. Jimmy Church is certified in residential and will be taking the commercial and plumbing certification exam soon. Justyn Markland will

be taking the necessary exam for residential and plumbing in the near future as well. Once Carter County adopts the codes the county has 12 months to have their employees certified to inspect. Mr. Renfro requested that the matter be brought back before the planning commission following certification in at least one area by planning staff. He put this request in the form of a motion and Mr. Kyte seconded the motion. The motion passed unanimously. Members will be updated at the September meeting.

- 3.) Jack Hampton's Report.** Mr. Hampton presented the permit report for June. (Report attached). Mr. Rossenoff, FTDD representative, asked about the cell tower fee mentioned in the report and whether it was a new tower or what. Mr. Hampton stated it was for upgrades to an existing tower. Mr. Church stated that if it were a new tower the fee would be much higher.
- 4.) Codes Enforcement Officer's Report.** Justyn Markland presented the report by slide show presentation. He reported several properties in violation are currently being worked on and showed slides of the improvement thus far. He reported several others were still in violation following several requests and recommended that those properties be turned over to the county attorney. Chairman Pierce asked about a home on Hwy. 91 near Unaka High School that burnt several months ago and still has yellow caution tape but no evidence of any effort to repair or remove the burnt out structure. Mr. Schuettler stated a bank currently has possession of the property and it was his understanding that no insurance was on the property at the time it burnt. Mr. Markland stated he would look into the situation.
- 5.) Director's Comments.** A.) Airport Road area storm water work. Mr. Schuettler announced that work was ongoing in the Airport Road section of Hunter's Ridge development. Following this update he turned the floor over to Mr. Rossenoff. Mr. Rossenoff stated that training would be held September 12, 2012 regarding Ethics Laws and also How to Amend Urban Growth Plans. Mr. Rossenoff encouraged both planning members and B.O.Z.A. members attend. In other news, Mr. Rossenoff stated there was money available from the state for safety issues. Mr. Steve Allen with TDOT is the person to contact or Mr. Chris Craig with FTDD for information. Mr. Schuettler stated the office would be working with the state to obtain some of this money for improvements such as guardrails for Poga Road.
- 6.) Public Comments.** A.) Ms. Shuman, Deloach Road, water issue. Ms. Shuman appeared before the board last month regarding a water leak she has on her line. Several members of the board have been on site and made an effort to help her but without an easement across the neighbor's property there is little that can be done. The board recommended that Ms. Shuman seek legal council to obtain a right-of-way to maintain her water line. B.) Mrs. Grindstaff, Plazz Avenue. Mrs. Grindstaff addressed the board regarding an ongoing problem with a neighbor and his chickens. Mrs. Grindstaff stated that Mr. Bill Baumgardner owned the property and was known to raise game chickens. She had been told by Mr. Charles Von Cannon that the chickens were grandfathered in as long as Mr. Baumgardner was alive but following his passing the chickens could no longer be there. Mrs. Grindstaff stated Mr. Baumgardner passed away almost 2 years ago and the property was left to his ex-wife who sold it to "some Mexicans" and they were continuing to sell chickens. Another neighbor, Mr. Gary Clawson, also spoke regarding the chickens and stated at any

given time he has 30-50 chickens in his yard, on his porch, and on his vehicles. He requested something be done about the problem. Mr. Schuettler stated that current zoning does not control farm animals – contrary to what Mr. Von Cannon incorrectly told Mrs. Grindstaff – but he would look into the problem and speak to Mr. Von Cannon. Mrs. Grindstaff also mentioned that Plazz Avenue once was a dead end but one property owner had opened the road across his property and this was creating a problem as well by allowing traffic from the chicken farm to travel in and out through the open road. She stated it was an eyesore and Mr. Markland stated he, as Codes Enforcement Officer, could do something about that if the violations fell within the boundary of his job and zoning ordinances regarding litter, trash, etc. It was recommended that the property owners of Plazz Avenue contact the animal advisory board for help with the issue of game chickens. Mayor Humphrey stated the animal advisory board had no control and that no resolution regarding farm animals had been presented to the County Commission for a vote. Mr. Schuettler stated he was incorrect and that there had indeed been an ordinance presented to the full commission approximately 3 years ago and the motion for passage was voted down.

7.) Adjournment. Mr. Kyte made the motion to adjourn and Mr. Chambers seconded the motion. Motion passed. Meeting adjourned.