

**APPROVED**

Carter County Planning Commission

Meeting Minutes

June 27, 2017

Members Present

Jerry Pearman, Chairman  
Ralph Watson, Vice Chairman  
Ray Lyons  
Randal Jenkins  
Ken Arney  
Jerry Smith  
Steve Pierce  
Sonja Culler  
Robert Carroll

Members Absent

Leon Humphrey, Mayor

Planning Staff Present

Chris Schuettler, Director  
Mel McKay, Assistant Director  
Justyn Markland, Codes Enforcement  
Diane Cannon, Adm. Assistant

Local Planning Staff Present

Ronda Sawyer

1. Chairman Pearman called the meeting to order and welcomed everyone in attendance. Motion made by Ken Arney to approve agenda, seconded by Ralph Watson. Miss Culler made the motion to approve the April 2017 meeting minutes, Ken Arney seconded the motion. Motion passed unanimously. Prior to the moving on with the items on the agenda, Mr. Schuettler stated at the last meeting (April 2017), a statement regarding the United States' Constitution was made by a member that offended several persons in attendance as well as members of the Carter County Regional Planning Board. He publicly apologized for that member's statement and requested that the reporters in attendance be sure the citizens of Carter County received an apology in the articles.
2. Brad Johnson: Environmental Court Update. Mr. Johnson stated he had acquired a lot of information over the past 60 days. A lot of the information he acquired regarded the dollar sign. He stated there is "No way to establish an environmental court without a huge cost." Mr. Johnson went on to state he had used Bradley and Washington Counties as examples that closely mirror Carter County and the environmental court needs of our county. A Private Act would be required, policy, and procedures must be addressed prior to creation of such an act. Following a lengthy discussion. Chairman Pearman asked if Mr. Johnson would be willing to assist the planning office with this endeavor. Mr. Johnson said he would. Chairman Pearman requested volunteers from the planning board to form a committee to move forward with this matter. Ms. Culler and Mr. Arney agreed to sit on the committee and Randall Jenkins stated he would help in any way needed but could not fully commit to the board due to work.

3. **John Perkins' Subdivision.** Todd Grayson, Surveyor. 12 tracts totalling 50.49 acres. Represented by Jimmy Street, Realtor. Mr. Schuettler stated soils were complete and 9-1-1 addressing was shown on plats. Staff recommended approval. Mr. Steve Pierce questioned setbacks from road and lack of flood zone notation. Mr. Schuettler explained the road requirements. Randall Jenkins made motion to approve pending notation of setback and flood zone. Ken Arney seconded the motion. All members with the exception of Mr. Steve Pierce voted in favor. Motion passed by majority vote.
4. **F.T.D.D. Contract.** Basically the same contract as 2016. Staff recommended approval. Sonja Culler made the motion to approve and Randall Jenkins seconded the motion. Due to money being involved a roll call vote was taken. All members in attendance voted in favor. (Note Mayor Humphrey was only member absent).
5. **Rezoning Request, Sycamore Shoals Drive.** Property owner was not in attendance. Staff recommended the item be stricken from the agenda. Mr. Schuettler stated the owner would be contacted prior to the August meeting to see if she wants to proceed with this request. Ken Arney made the motion and Sonja Culler seconded the motion which passed unanimously.
6. **Resolution for Consideration of Adoption of Building Codes for Carter County.** Mr. Schuettler state he and his staff has been working on this resolution for 100 days and just received the County Attorney's blessing on what had been presented to him. Mr. Schuettler explained the money that the county is losing to the State each month and that a Private Act is the best way to go about adopting this resolution. He further explained the time and cost involved due to the need for placement of books in the office of Mrs. Mary Gouge, County Court Clerk (90 days prior to adoption). This will require the resolution to be placed on the agenda for County Commission in November. The cost of the books is over \$2,200 and Mr. Schuettler stated the books were purchased and are now out of date because this resolution has failed to pass in County Commission before. Mr. Arney made the motion to proceed with resolution and books and Ms. Culler seconded. Again due to money being involved a roll call vote was taken with all members in attendance voting in favor. (Mayor Humphrey was the only member absent).
7. **Jack Hampton Report.** Mel, McKay presented the reports for April and May. Mr. Schuettler stated we accept the Driveway Connection Archive fee as a courtesy to the Hwy. Department. At this time Mr. Steve Pierce requested that a request be made for Mr. Colbaugh to attend our next meeting to address county setback and easement requirements. Chairman Pearman stated an invitation to come to the August meeting would be extended to him.
8. **Codes Enforcement Report.** Justyn Markland presented the report by power point presentation. Several properties were shown in violation and one or two that are now in compliance. Mel McKay stated 10 FINAL NOTICE letters have been sent to the property owners and to date several have called to say they were working on clean up. Mr. Schuettler stated due to the fact several calls have been made in the past and then the clean up slows or completely stops. With this in mind he requested these property owners' files be taken to the county attorney

due to the age of the file and past non-compliance. Sonja Culler made the motion and Ray Lyons seconded the motion to send to Joshua Hardin, County Attorney.

9. **Director's Report.** a.) Mr. Schuettler stated he and the newly created committee would get started on codes and environmental court matters. b.) He further stated Ronnie Taylor, Property Assessor, has requested some changes to the permit application for buildings. Planning Office staff will be working with his office to make changes as needed. c.) All county committees and commissions have voted to cancel July 2017 meetings, Mr. Schuettler asked Chairman Pearman if he wanted to request a motion and vote on the matter or make the decision to cancel the meeting as Chairman. Chairman Pearman stated if no objection he would cancel. No objection heard - July meeting canceled.

10. **Public Oqueries.** No one in attendance requested to speak.

11. **Adjournment.** Jerry Smith made the motion to adjourn. Ray Lyons seconded. Meeting adjourned.