

APPROVED

Motion R. Watson
Second S. Culler

Carter County Planning Commission
Meeting Minutes
August 22, 2017

Members Present

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

Members Absent

Leon Humphrey, Mayor
Ray Lyons

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 Sonja Culler to approve agenda, seconded by Ken Arney. Ralph Watson made the motion to approve the June 2017 meeting minutes, Steve Pierce seconded the motion. Motion passed unanimously
2. Subdivision of Billy Harrell Property. 9 tracts totaling 6.32 acres. Represented by Judy Veeneman, Realtor with Rainbow Realty. Mr. Schuettler stated soils were complete and 9-1-1 addressing was also. Staff recommended approval. Ralph Watson made motion to approve and Steve Pierce seconded the motion. Motion passed unanimously.
3. Jack Hampton Report. Mel McKay presented the report (attached).
4. 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. a.) Chairman Pearman questioned Kenny Johnson's progress. Mr. Markland stated he had removed several tires (approximately 1,400) from his property. Steve Pierce requested that the property of Rex Johnson located on Hwy. 91 be handled. Mr. Schuettler stated passage of the International Property Maintenance Code would greatly help with problems such as Mr. Johnson's property. b.) Mr. Schuettler stated that he had seen Mr. Storie and had spoken with him about his property and Mr. Storie stated the property is held in Trust and it would be best to go through the attorney. Therefore, this matter will be given to County Attorney when he and Mr. Schuettler meet to discuss the IPMC. c.) Commissioner John Lewis asked about 4 properties in his district and was advised that the properties are in various stages of compliance request or turned over to County Attorney Hardin.

5. **Director's Report.** a.) Mr. Schuettler stated the office phones have been down - calls are going to the Mayor's Office or Sheriff Lunceford's office. Email has also been down for several days. He apologized to anyone who may have tried to call or email Planning & Zoning recently. b.) Mr. Schuettler and Mr. McKay went to Knoxville census training and will present information at the September meeting. c.) Educational opportunity to be held today at 5pm at City Hall has been moved to the Elizabethton Library. c.) International Code is in the works. Books are in Mrs. Mary Gouge, County Court Clerk, office. This matter will be on the November County Commission meeting agenda. d.) Environmental Court Workshop was held. Mr. Schuettler announced that Mr. Mike Rutherford who has had a big hand in developing Washington County's Environmental Court is still hospitalized. Mr. Schuettler has spoken with Chancellor Rambo. He is awaiting further guidance from Attorney Hardin. Mr. Schuettler requested a second workshop committee meeting and will advise members when Attorney Hardin can meet with workshop committee. Commissioner Johnson stated the State has to give its OK for the chancellor to act as Environmental Court Judge before the committee moves forward. He further stated we need to upgrade litter regulations.
6. **Public Queries.** a.) Therese Whitson requested to speak regarding several properties on Arlington Dr. She presented pictures of the area. She was informed that one property, 121 Arlington Dr. was sold at tax sell and the new owners will not take full possession of said property for one year from the date of sale (March 2018) but can begin to clean around and remodel with lien placed on property in event previous owners pay back taxes and liens off before the year is up. It does appear the new owners are working to clean and repair property. Office staff has spoken with the owner of a second property on Mrs. Whitson's list - 125 Arlington Dr. He stated that he lives out of town and has new windows and roof installed. Contractor left project and he is trying to find a new one to complete renovation work. Next door to Mrs. Whitson she stated the owner has removed grass from ditch line. This action has caused flooding of Mrs. Whitson's yard during rainy weather. Mr. Schuettler stated she needed to speak with Superintendent Colbaugh and have his staff come clean ditch line. Commissioner Jenkins asked if she had pictures. She did. She asked how she could compel the owner to put grass seed on ditch. Mr. Schuettler stated that Shannon Burchette with Highway Department could handle that for her. b.) Claudette Barnett/Charles Von Cannon, Kathy and Bowers Streets complaints. Mr. Von Cannon introduced Mrs. Barnett. She spoke about several areas in her community including the fire hall, several burn barrels, and a permanent yard sale at another location. Mr. Schuettler stated current zoning regulations do not prevent someone from having yard sales. Also, TDEC air pollution control department would be who she would contact about the burn barrels. She also requested something be done about "Lawrence Garland Place" 4-5 people have moved in and out in the past month or so. Mr. Schuettler stated we have no control and if she suspects illegal activity she should dial 9-1-1 or call Sheriff

Lunceford. Corner of Smalling and Bowers Mrs. Barnett stated had overgrowth of various types. Referred to the Highway Department for mowing if needed. Mr. Schuettler advised her to contact these departments and if they did not help with mowing roadway to call Planning Office and he would help. c.) Scott Snell "Environmental Contamination" Mr. Snell had called to request to be placed on the agenda with environmental contamination as his topic of discussion. He came to the Planning Office approximately 25 minutes before I (Diane Cannon) was to leave to go to the main courthouse to prepare for the meeting and requested all documentation regarding mobile homes and mobile home parks. I requested his contact information and told him I would have it on Wednesday due to time constraints. He advised me he needed the information for his public query so I took time to give him material he requested and Mel and Justyn set up the courtroom. Mr. Snell began by mentioning the same addresses Mrs. Whitson had brought before the Planning Commission members. Mr. Schuettler advised this matter had been discussed in detail already and asked Mr. Snell if he had any new items to present to the membership. Mr. Snell stated he did and questioned what inspections an existing house has to have before selling (NONE) and what documentation of sale is there? (Deeds in Jody Bristol, Register of Deeds office) He further questioned Lorrie Properties (Mobile Home Park) which he stated were in violation of current zoning (this mobile home park is considered EXISTING/Non-CONFORMING Use) Mr. Schuettler stated that Mr. Snell had been advised several years ago by the County Attorney he could take legal action against both the County Commission and the Regional Planning Commission if he felt the need but to date no action has been taken. The situation in question has been dealt with and was mute. Mr. Snell smirked and responded to this statement. Mr. Schuettler stated he felt he had been very cordial and respectful of Mr. Snell and expected the same from him in return. He did not appreciate his smirk and stated he knew what he did for a living and was well aware he was good at his job (acting). If no further comments Mr. Schuettler requested a motion to adjourn.

7. Adjournment. Sonja Culler made the motion to adjourn. Steve Pierce seconded. Meeting adjourned.