

Motion R. Lyons
2nd S. Culler
Approved ✓ Unan.

Carter County Planning Commission
Meeting Minutes
November 27, 2018

Members Present

Jerry Pearman, Chairman
Ray Lyons
Randal Jenkins
Ken Arney
Jerry Smith
Steve Pierce
Sonja Culler
Kelly Collins
Robert Acuff

Members Absent

Ralph Watson, Vice Chair.
Bobbie Gouge-Dietz

Planning Staff Present

Diane Cannon, Adm. Assistant
Jay Cook, Codes Enforcement Officer
Mel McKay, Assistant Director
Chris Schuettler, Director

Local Officials Present

Rusty Barnett, Mayor
Abby Morris-Frye, Adm. Assistant

Local Planning Staff Present

Cameron Taylor, Community Planner, FTDD

1. Chairman Pearman called the meeting to order and welcomed everyone in attendance. Roll Call, quorum met. Cameron Taylor, new community planner with FTDD was introduced. Motion made by Ken Arney to approve agenda, seconded by Steve Pierce. Motion passed unanimously. Sonja Culler made the motion to approve the September 2018 meeting minutes, Ken Arney seconded the motion. Motion passed unanimously. (NOTE: No meeting held in October)
2. Re-zoning Request, Hwy. 19E and Treadway St. Request for rezoning from R-2 to B-3 to allow commercial business expansion. Staff recommended approval. Ken Arney mad motion to rezone, Robert Acuff seconded the motion. Motion passed unanimously.

3. Re-zoning Request, Hwy. 67. Request for rezoning from R-1 to B-3. The new owners plan to develop this property for business purposes. Staff recommended approval. Ray Lyons made the motion to approve and Sonja Culler seconded the motion which passed unanimously. Mr. Schuettler requested that Ray Lyons, Chairman of the County Commission place the two rezoning requests on the December 17, 2018 agenda. Mr. Lyons stated he would do so.
4. Jack Hampton Report Mr. McKay presented the report for the months of September and October (attached). He reported to date over \$110,000 has been turned into the general fund.
5. Codes Enforcement Report. Jay Cook presented the codes enforcement report (attached) and a PowerPoint presentation. The following properties were requested by Mr. Cook to be turned over to attorney Joshua Hardin:
 - a. 117 Bridge Street.
 - b. 121 Berry Hill
 - c. 123 Mountain View Circle, Hampton
 - d. 216 Dogwood Acres Circle, Hampton
 - e. 218 Old Lacy
 - f. 221 Echo Drive
 - g. 2151 Siam Road
 - h. 2113 Siam Road
 - i. 1977 Siam Road
 - j. 252 Buck Creek Road. Ken Arney made the motion to turn cases over to Atty. Hardin. Randall Jenkins seconded the motion. Motion passed unanimously.
6. Director's Report: 1.) Mr. Schuettler stated the members of the Carter County Board of Zoning Appeals was in attendance and immediately following adjournment of the Planning Commission meeting a training session and workshop would be held for both boards. Mr. Schuettler also stated work is continuing at the new Gap Creek Park. Also, he announced Kristin Powell is now working part time in the Planning Office as permit writer and he hopes she will soon be certified in stormwater inspections and move to full time employment.
7. Public Query. A.) Joyce Treadway, Bob Little Road, questioned the status of Steve Thornton, renter who is operating a business out of his home in a R-1 area. Jay Cook, Codes Enforcement Officer, stated they were in contact with the State TDOT regarding this matter. B.) Robert Acuff questioned the status of property in Hunter currently

owned by the city of Elizabethton (airport property). The property has several homes in various phases of removal and is causing concern to the neighbors. Planning Office staff are in contact with Dan Coghren, Director of the airport, to resolve this matter. To date progress is at a standstill.

8. Adjournment. Ray Lyons made the motion to adjourn. Randall Jenkins seconded. Meeting adjourned.

IMMEDIATELY FOLLOWING the Carter County Board of Zoning Appeals convened.

Members Present:

Brad Johnson
L. C. Tester
David Sandora

Members Absent:

William Birchfield

1. Approval of Agenda. 2 changes were requested. 1.) Approval of last meeting minutes. (2016). 2.) Remove Public Comments because no one was in attendance. Motion David Sandora. Seconded by Jeff Treadway. Approval of Agenda with changes approved.
2. Minutes. Correction to reflect Jeff Treadway was re-elected to City Council (not reappointed). Jeff Treadway made motion to approve and David Sandora seconded. Motion passed.
3. Election of Officers. Chairman. David Sandora made the motion to leave positions as they are. Mr. Johnson and Mr. Treadway said they were both willing to continue to serve as Chairman and Vice-Chair respectively. Roll Call vote was unanimous. Mrs. Cannon, Secretary to the Carter County Regional Planning Office was reappointed Secretary of Board of Zoning Appeals also.
4. Adjournment. David Sandora made motion to adjourn. Jeff Treadway seconded. Meeting adjourned by unanimous vote.

TRAINING WORKSHOP.

Cameron Taylor, Community Planner with First Tennessee Development District, presented a training workshop on "Planning & Private Property Owner Rights". Three categories were covered by power point presentation:

- Subdivisions
- Zoning
- Annexation

Carter County Planning Commission Meeting

February 26, 2019

Agenda

1. Roll Call/Welcome of Visitors.
2. Adoption of the Agenda.
- ~~3. Approval of November 2018 Minutes.~~
4. Approval of Redesign of Bee Cliff Campground.
5. Jack Hampton's Permit Report.
6. Codes Enforcement Report
7. Director's Report.
 - Request from Carter County Board of Commisisioners for assistance of Carter County Planning Staff on county projects.
 - Budget 2019-2020
8. Public Queries
9. Adjournment.

JACK HAMPTON'S
REPORT

Jack Hampton Report - - Yearly Totals

| | January | February | March | April | May | June | July | August | September | October | November | December | YTD Total |
|--|---------------|---------------|---------------|-----------------|---------------|---------------|--------------|---------------|----------------|---------------|---------------|---------------|-----------------|
| Residential New | 4 \$ 4,745 | 5 \$ 4,398 | 4 \$ 4,120 | 14 \$ 15,458 | 5 \$ 7,262 | 7 \$ 8,296 | 1 \$ 802 | 6 \$ 5,617 | 8 \$ 11,473 | 5 \$ 6,011 | 5 \$ 6,431 | 4 \$ 3,567 | 68 \$ 78,180 |
| Residential Addition | 1 \$ 234 | 2 \$ 766 | 3 \$ 1,013 | 3 \$ 1,169 | 3 \$ 1,169 | 2 \$ 721 | 1 \$ 604 | 4 \$ 1,134 | 1 \$ 310 | 2 \$ 550 | 2 \$ 458 | 1 \$ 101 | 22 \$ 7,060 |
| Detached Accessory | 4 \$ 165 | 1 \$ 75 | 5 \$ 215 | 6 \$ 480 | 3 \$ 140 | 5 \$ 240 | 1 \$ 75 | 9 \$ 460 | 3 \$ 140 | 9 \$ 285 | 2 \$ 100 | 2 \$ 100 | 48 \$ 2,375 |
| Swimming Pool | | | 1 \$ 50 | 1 \$ 50 | 1 \$ 50 | | 1 \$ 100 | 1 \$ 50 | 1 \$ 50 | 2 \$ 100 | | | 8 \$ 450 |
| Modular | | | | | | | | | 1 \$ 1,090 | | 1 \$ 1,468 | | 2 \$ 2,558 |
| Manufactured | 2 \$ 171 | 2 \$ 150 | | 4 \$ 445 | 10 \$ 425 | 2 \$ 350 | 3 \$ 225 | 2 \$ 125 | 5 \$ 500 | 1 \$ 100 | 5 \$ 525 | 1 \$ 525 | 34 \$ 2,666 |
| Commercial | 1 \$ 136 | | 2 \$ 350 | 1 \$ 159 | 2 \$ 210 | | | 1 \$ 50 | 2 \$ 11,597 | 2 \$ 6,172 | 1 \$ 3,402 | 1 \$ 3,402 | 13 \$ 22,076 |
| Agricultural | | | | | | | | | 3 \$ - | | | 1 \$ - | 4 \$ - |
| Stormwater | | 2 \$ 125 | 4 \$ 550 | 2 \$ 100 | 6 \$ 425 | 2 \$ 350 | 3 \$ 325 | 1 \$ 100 | 3 \$ 950 | 2 \$ 1,300 | 3 \$ 750 | 1 \$ 75 | 29 \$ 5,050 |
| Temporary | | | | | | | | | | | | | 0 \$ - |
| Certificate of Occupancy / Completion | 4 \$ 250 | 5 \$ 250 | 1 \$ 50 | 6 \$ 300 | 15 \$ 750 | 2 \$ 100 | 2 \$ 100 | | | | | | 33 \$ 1,450 |
| Communication Tower | | | | | | | | | | | | | 0 \$ - |
| Comm Tower Co-Location / Upgrade | | | 2 \$ 1,000 | 1 \$ 500 | 4 \$ 2,000 | | 1 \$ 500 | | | | 1 \$ 500 | | 9 \$ 4,500 |
| Flood Plain Development | | | 1 \$ 75 | | | | 4 \$ 600 | | | | 2 \$ 300 | | 6 \$ 900 |
| Re-Zoning Request | | | | | | | | | | | | | 0 \$ - |
| Plat Review | | | | | | | | | | | | | 0 \$ - |
| B.O.Z.A. | | | | | | | | | | | | | 0 \$ - |
| Zoning Approval for Business License | 10 \$ 50 | 16 \$ 80 | 12 \$ 60 | 13 \$ 65 | 12 \$ 60 | 9 \$ 45 | 14 \$ 70 | 16 \$ 80 | 10 \$ 50 | 18 \$ 90 | 14 \$ 70 | 14 \$ 70 | 158 \$ 790 |
| Archive Fee (not counted as separate permit) | 14 \$ 70 | 16 \$ 80 | 22 \$ 110 | 32 \$ 160 | 33 \$ 165 | 15 \$ 75 | 10 \$ 50 | 25 \$ 125 | 26 \$ 130 | 22 \$ 110 | 21 \$ 105 | 7 \$ 35 | 243 \$ 1,215 |
| County Permits Written | 26 \$ 136 | 33 \$ 166 | 35 \$ 175 | 48 \$ 240 | 61 \$ 305 | 25 \$ 125 | 30 \$ 150 | 41 \$ 205 | 37 \$ 185 | 41 \$ 205 | 36 \$ 180 | 22 \$ 110 | 435 \$ 2,175 |
| Electric Permits | 46 \$ 230 | 63 \$ 315 | 57 \$ 285 | 54 \$ 270 | 64 \$ 320 | 68 \$ 340 | 49 \$ 245 | 60 \$ 300 | 65 \$ 325 | 61 \$ 305 | 57 \$ 285 | 36 \$ 175 | 680 \$ 3,395 |
| Electric Fees to County | | | | | | | | | | | | | |
| Electric Fees to State | | | | | | | | | | | | | |
| Total Permits Written | 72 | 96 | 92 | 102 | 125 | 93 | 79 | 101 | 102 | 102 | 93 | 58 | 1,115 |
| GRAND TOTAL | \$ 9,251 | \$ 10,529 | \$ 12,068 | \$ 21,257 | \$ 18,346 | \$ 15,317 | \$ 7,346 | \$ 13,241 | \$ 32,640 | \$ 20,938 | \$ 15,702 | \$ 11,845 | \$ 188,480 |
| TOTAL to County | \$ 5,801 | \$ 5,989 | \$ 7,828 | \$ 17,687 | \$ 12,226 | \$ 10,067 | \$ 3,096 | \$ 8,541 | \$ 26,615 | \$ 15,023 | \$ 10,992 | \$ 7,425 | \$ 131,290 |

**CODES ENFORCEMENT OFFICER'S
REPORT**

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|--|--|------------------------|---|----------------------------|-----------------------------|--|------------|
| STEPHANIE GOBBLE | 143 WOODLAND DR. JC | 7/18/2018 | STORMWATER VIOLATION | LETTER SENT | 7/18/2018 & 7/26/2018 | MS. GOBBLE CALLED TO SAY SHE DID NOT OWN. NEW LETTER SENT TO "CURRENT OWNER" | JAY |
| COLEMAN & NINA OLMSTEAD C/O DAWN OLMSTEAD | 1415 DRY CREEK ROAD 198 MAX LEFT ROAD | 7/18/2018 7/26/2018 | OVERGROWTH VACANT AND/OR DILAPIDATED STRUCTURE LITTER/REFUSE/TIRES | LETTER SENT LETTER SENT | | | JAY JAY |
| CHARLES K. BOWERS, SR. | 851 HWY. 91 | 7/18/2018 | RUBBISH/LITTER/REFUSE | LETTER SENT | 11/21/2018 | SECOND INITIAL LETTER SENT | JAY |
| JOHN H. & CARRIE STEPHENS | 217 TOLL BRANCH ROAD | 7/26/2018 | STORMWATER VIOLATION | LETTER SENT | | | JAY |
| AMY C. BANNERFZ | 268 Dogwood Acres | 9/26/2018 | INOPERABLE AUTOMOBILES OVERGROWTH | LETTER SENT | | | JAY |
| JAMES DENNIS CABLE | 253 DYE LEAF ROAD BUTLER | 9/21/2018 | TIRES INOPERABLE VEHICLES RUBBISH/REFUSE LITTER | LETTER SENT | | | JAY |
| LOUISE CLAWSON CRYSTAL RANCY | 336 & 340 SIMS HILL RD | 11/2/2018 | TRASH/LITTER INOPERABLE AUTOS DILAPIDATED M. HOMES OVERGROWTH | LETTER SENT | | | JAY |
| HOMER SHELL | 200 HAMILTON DR. | 11/2/2018 | TRASH/RUBBISH/LITTER TIRES | LETTER SENT | | | JAY |
| JASON NELSON | 117 ARWOOD HILL | 11/19/2018 | REFUSE/RUBBISH | LETTER SENT | | | JAY |

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| DENNIS RAY HYDER | 135, 147, & 153 STONE MOUNTAIN ROAD | 11/19/2018 | TRASH/LITTER/REFUSE INOPERABLE AUTOS | 12/4/2018 | LETTER RETURNED VACANT. MR. HYDER DIED 7/13/2015. PROPERTY NOT PROBATED TO DATE. TAXES NOT PAID SINCE 2016. SCHEDULED FOR NEXT TAX SALE. | 1/28/2019 | LETTERS SENT TO ALL THREE ADDRESSES 1/28/19. ADDRESSED TO CURRENT RESIDENT. | JAY |
| DANIEL & NANCY MARGIE | 519 HWY. 321 106 BRIDGE ST. ROAN MOUNTAIN | 11/27/2018 | REFUSE/RUBBISH LITTER/TRASH/REFUSE & RUBBISH | | LETTER SENT | | | JAY |
| DONALD L. HILL | 108 BRIDGE ST. ROAN MOUNTAIN | 12/4/2018 | LITTER/TRASH/REFUSE & RUBBISH | | LETTER SENT | | | JAY |
| DONALD L. HILL | 140 AVON AVENUE | 12/4/2018 | OPERATION OF ILLEGAL CAR LOT | | LETTER SENT | | | JAY |
| GRADY HILL | | | | | | | | |
| AMBER CAINE & SHATONNA RUTH CREER | 277 DRY HOLLOW ROAD | 12/4/2018 | OVERGROWTH | | LETTER SENT | 12/13/2018 | LETTER RETURNED NO SUCH ADDRESS. | JAY |
| ROGER KISER | 333 CRIPPLE CREEK LOOP WATAUGA | 12/4/2018 | TIRES/LITTER/REFUSE & INOPERABLE VEHICLES | | LETTER SENT | | | JAY |
| RONNIE LEE KISER | 349 CRIPPLE CREEK LOOP WATAUGA | 12/4/2018 | LITTER/REFUSE/REBISH/T IRIS & INOPERABLE VEHICLES | | LETTER SENT | | | JAY |
| WILLIAM LUSK etux ROXANNA | 369 CRIPPLE CREEK LOOP WATAUGA | 12/4/2018 | LITTER/REFUSE/RUBISH/ OPERATING ILLEGAL JUNKYARD | | LETTER SENT | | | JAY |

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| B & B WILLIAMS FAMILY LP | 2334 DAVE BUCK ROAD | 12/5/2018 | LITTER/REFUSE/RUBBISH | LETTER SENT | JAY |
| DOUGLAS D. PHILLIPS & JENNIFER | 373 BIG SPRINGS ROAD | 1/27/2018 | TIRE DUMP | LETTER SENT | JAY |
| REVA WOODBY | 1218 GAP CREEK ROAD | 1/10/2019 | LITTER/REFUSE/RUBBISH UNUSED TIRES | LETTER SENT | JAY |
| DAVID LEWIS | 147 BERNIE LEWIS ROAD | 1/10/2019 | INOPERABLE VEHICLES LITTER/REFUSE/RUBBISH UNUSED TIRES | LETTER SENT | JAY |
| FARELL SHEPHERD | 194 MOREY HYDER ROAD | 1/14/2019 | DILAPIDATED, VACANT STRUCTURE. INOPERABLE VEHICLE TRASH/LITTER/REFUSE | LETTER SENT | JAY |
| DONNA REGINA ADCCOX | 412 WATAUGA ROAD | 1/15/2019 | LITTER/REFUSE/RUBBISH ILLEGAL BUILD/ADDITION | LETTER SENT | JAY |
| Alice Jones | 115 SCOTT LANE | 1/18/2019 | VACANT AND/OR DILAPIDATED BUILDING | LETTER SENT | JAY |
| CARRIE RENE NORMAN CODY BIRCHFIELD | 108 SCOTT LANE | 1/18/2019 | VACANT AND/OR DILAPIDATED BUILDING | LETTER SENT | JAY |
| SCOTT PERRY | 172 INDIAN CREEK ROAD | 1/28/2019 | SEDIMENT EROSION CONTROL INOPERABLE AUTOMOBILE OPERATION OF ILLEGAL BUSINESS | LETTER SENT | JAY |

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| TERRY LEE WOODBY | 413 ROCKHOUSE ROAD J.C. | 1/30/2019 | LITTER/REFUSE/RUBBISH INOPERABLE VEHICLES TIRES MUD (SEDIMENT) CONTROL | | LETTER SENT | | | JAY | |
| DEBRA & JERRY MILLER | 200 SPRING DR. J.C. | 2/4/2019 | INOPERABLE AUTOMOBILES LITTER, REFUSE, RUBBISH | | LETTER SENT | | | JAY | |
| PHYLLIS MILLER | 202 SPRING DR. J.C. | 2/4/2019 | INOPERABLE VEHICLES VACANT/DILAPIDATED STRUCTURE | | LETTER SENT | | | JAY | |
| CLARENCE DUPKOSKI HARRIS | LOIS 171 SPRING DR. J.C. | 2/4/2019 | REFUSE/RUBBISH VACANT/DILAPIDATED BUILDING | | LETTER SENT | | | JAY | |
| JIMMY TAYLOR | 119 SPRING DR. J.C. | 2/4/2019 | VACANT/DILAPIDATED BUILDING | | LETTER SENT | | | JAY | |
| LARRY L. GRAYBEAL | (?) SPRING DR. J.C. | 2/4/2019 | VACANT/DILAPIDATED BUILDING | | LETTER SENT | | | JAY | |
| LEITHA E. FARVE | 154 SPRING DR. J.C. | 2/4/2019 | LITTER/REFUSE/RUBBISH VACANT/DILAPIDATED BUILDINGS | | LETTER SENT | | | JAY | |

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| BOBBY MILLER | 150 SPRING DR. | 2/4/2019 | LITTER/REFUSE/RUBBISH BUILDING W/O PERMITS BLOCKING COUNTY EASEMENT | LETTER SENT | JAY |
| VICTORIA GIBSON | 209 SPRING DR. J.C. | 2/4/2019 | LITTER/REFUSE/RUBBISH | LETTER SENT | JAY |
| DAVID FRYE | 118 HILLSIDE DR. J.C. | 2/4/2019 | LITTER/REFUSE/RUBBISH INOPERABLE VEHICLES | LETTER SENT | JAY |
| SHARON A. KIRK | 124 HILLSIDE DR. J.C. | 2/4/2019 | LITTER/REFUSE/RUBBISH INOPERABLE VEHICLES | LETTER SENT | JAY |
| RONDA SCALF | 109 SPEARS AVE | 2/8/2019 | VACANT &/OR DILAPIDATED STRUCTURE | LETTER SENT | JAY |
| RONALD DEAN POWELL | 116 WARRIOR LANE J.C. | 2/8/2019 | VACANT/DILAPIDATED STRUCTURE TIRES/LITTER/REFUSE OVERGROWTH | LETTER SENT | JAY |
| JASON & JULIE BLEVINS | 190 MILL POND ROAD | 2/8/2019 | TIRES/LITTER/REFUSE | LETTER SENT | JAY |
| MARY & CARROLL COLEMAN | 179 & 199 NORTH RD. J.C. | 2/8/2019 | VACANT/DILAPIDATED STRUCTURE TRASH/LITTER/RUBBISH | LETTER SENT | JAY |
| RUTH ANN TIPTON DELEA YOUNG HOLLIFIELD | 179 HWY 143, ROANIMTN. | 2/8/2019 | TRASH/LITTER/REFUSE TIRES | LETTER SENT | JAY |

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| TRAVERS & LISA WINTERS | 158 SPARKS RD. J.C. | 2/8/2019 | TRASH/RUBBISH/REFUSE TIRES VACANT &/OR DILAPIDATED STRUCTURE | LETTER SENT | JAY |
| ELBERT & BEULAH J GARRISON | 126 BRIMER ROAD | 2/8/2019 | TRASH/LITTER/REFUSE | LETTER SENT | JAY |
| AUSTIN & HALEY JOHNSON | 318 CHAMBERS RD | 2/8/2019 | LITTER/REFUSE/TIRES | LETTER SENT | JAY |
| MARK GRISWOLD | 404 SUGAR HOLLOW RD. R.M. | 2/11/2019 | LITTER/REFUSE/RUBBISH TIRES | LETTER SENT | JAY |
| ROBERTA COOPER | 406 SUGAR HOLLOW RD. R. M. | 2/11/2019 | LITTER/REFUSE/RUBBISH TIRES & INOPERABLE VEHICLES | LETTER SENT | JAY |
| EVERETTE STOUT | 2381 ELIZABETHTON HWY. JOHNSON CITY | 2/11/2019 | VACANT/DILAPIDATED STRUCTURE | LETTER SENT | JAY |
| MARGARET JENKINS | 211 NORTH RD. JOHNSON CITY | 2/11/2019 | VACANT/DILAPIDATED STRUCTURE | LETTER SENT | JAY |
| CHARLES BALDWIN | 109 ROAN ST. R. M. | 2/11/2019 | LITTER/REFUSE/RUBBISH INOPERABLE VEHICLES TIRES | LETTER SENT | JAY |
| DAVID H. HAMPTON, SR. TRUSTEE | 108 COAL CHUTE ROAD | 2/19/2019 | LITTER/REFUSE/RUBBISH | LETTER SENT | JAY |

