

~~CONFIDENTIAL~~

Carter County Planning Commission
Meeting Minutes
March 26, 2019

Members Present

Jerry Pearman, Chairman
Ralph Watson, Vice Chair.
Ken Arney
Randal Jenkins
Bobbie Gouge-Dietz
Jerry Smith
Robert Acuff
Kelly Collins
Sonja Culler

Members Absent

Ray Lyons
Steve Pierce

Planning Staff Present

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

Local Officials Present

Rusty Barnett, Mayor
Abby Morris-Frye, Adm. Assistant
Brad Johnson, County Commissioner
Mark Blevins, County Commissioner
Aaron Frazier, County Commissioner

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.
2. **Adoption of Agenda.** Sonja Culler made the motion to adopt agenda. Randall Jenkins seconded the motion. Motion passed unanimously.
3. **February 2019 Meeting Minutes Approval.** Robert Acuff made the motion to approve minutes from February 2019 meeting. Bobbie Dietz seconded the motion which passed unanimously.



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4. **Jack Hampton Report** Kristin Powell presented the report for the month of February. (Attached). Sonja Culler made the motion to approve the report. Bob Acuff seconded the motion which passed unanimously.
5. **Codes Enforcement Report.** Jay Cook presented the codes enforcement report (attached) and a PowerPoint presentation. He then turned the floor over to Mel McKay regarding one property that a STOP WORK order was issued until clean up of the construction site was completed. Mr. Cook recommended two properties be turned over to Josh Hardin, Attorney: Judge Ben Allen Road for stormwater violations and Teaberry Road for stormwater violations also. If no improvement noted following a 48 hour notice it will be taken to the County attorney. Motion by Ken Arney and second by Robert Acuff to send to County Attorney, Hardin. Motion passed unanimously.
6. **Division of Dale Williams' Property.** 8 lots totaling 8.84 acres located on Bill Nave Loop. Staff recommended approval. Ken Arney made motion to approve. Randall Jenkins seconded the motion to approve. Motion passed unanimously.
7. **Director's Report:** 1.) Folsom House Problems. Director Schuettler gave an update on several problems being addressed: Folsom House – windows, Courthouse security, Animal Shelter HVAC, Economic Development work with Snap-On and Dollar General. The new Fish Springs Dollar General is under roof and another is planned for the Central community. Mr. Schuettler said he would like to have a day to take Planning Commission members on a field trip to look at some of the items of interest and properties in violation. Date set for April 15th at 9am. Ken Arney volunteered to drive the bus, so everyone could go together. 2.) Goodhall Property. Design approval. Mr. Schuettler showed a slide show presentation of the proposed design for a year-round, 20-room inn and restaurant to be developed along Watauga Lake behind Deer Ridge Estates. It is a rustic design to blend in with the scenic beauty of the lake without taking away from it. Septic and water issues are currently being addressed. Phase I to be completed Spring 2020. This will provide an economic explosion to our area. Chairman Pearman questioned the cost to the owner for this project. Mr. Schuettler stated from start to finish of the estimated five-year project is \$35,000,000. Kelly Collins questioned the amount of traffic this would create on the road. Mr. Schuettler stated on more than the original design of the previous owner, Mike Adkins'

planned subdivision. Mr. Ralph Watson asked if a road would be constructed down to the lake. Mr. Schuettler stated, "No". Mr. Randall Jenkins asked what the closest neighbor or church was. Mr. Schuettler answered that the closest home is the home of Mr. & Mrs. Adkins which was purchased by Mr. Goodhall. Several residents had questions which were addressed by Mr. Schuettler. Mr. Buck Minirick asked if a traffic study has been done and if road would be widened. Mr. Schuettler stated that is a question for TDOT. Jerry Eggers, traffic concerns as well. His property is located across the lake from the proposed development and was concerned about the lighting for the development. Jeanne Trautman addressed concerns for the impact this will have on the environment. Her main concern was regarding sewer and water issues. Mr. Schuettler stated engineers are working to ensure the water quality of Watauga Lake is not compromised. She stated she was a big environmental enthusiast. Jose Valesquez presented an on-line petition with over 700 signatures on it. Mr. Schuettler stated he would take the petition and verify the signatures are valid. Mr. Schuettler stated he feels better about this development than he would to have 200 homes put in there. The impact on the environment will be much less with this development as opposed to numerous houses. Mr. Valesquez stated he had lived his entire life in the area and hated to see the wildlife destroyed. Mr. Watson asked where he lived, and Mr. Valesquez said he lived on Sugar Hollow but hiked and hunted the property in question. Mr. Bob Hughes addressed the members and stated he was in on the development of Planning and Zoning for Carter County and a development such as this had been his dream for 40 years. Tourism is the only resource we have in order to bring revenue into this county because the industry in this county is long a thing of the past. Mrs. Hart questioned the number of jobs this development will provide. Mr. Schuettler stated this number is after work is completed five years down the road. Following the public comments, a motion was made by Sonja Culler to approve design concept and Robert Acuff seconded the motion which passed unanimously.

8. Adjournment. Ralph Watson made the motion to adjourn. Jerry Smith seconded. Meeting adjourned.

JACK HAMPTON'S REPORT

April 23, 2019

Jack Hampton Report - -2018-2019 Fiscal Year Totals

	July	August	September	October	November	December	January	February	March	April	May	June	YTD Total
Residential New	\$ 802	\$ 5,617	\$ 11,473	\$ 6,011	\$ 6,431	\$ 3,567	\$ 4,238	\$ 1,682	\$ 4,561				\$ 44,382
Residential Addition	\$ 604	\$ 1,134	\$ 310	\$ 550	\$ 458	\$ 101	\$ 764	\$ 1,855	\$ 2,023				\$ 7,799
Detached Accessory	\$ 75	\$ 460	\$ 140	\$ 285	\$ 100		\$ 390	\$ 90	\$ 390				\$ 1,930
Swimming Pool	\$ 100	\$ 50	\$ 50	\$ 100				\$ 50					\$ 350
Modular			\$ 1,090		\$ 1,463								\$ 2,553
Manufactured	\$ 225	\$ 125	\$ 500	\$ 100	\$ 525		\$ 225	\$ 630	\$ 350				\$ 2,680
Commercial	\$ 50	\$ 11,597	\$ 6,172		\$ 3,402	\$ 534	\$ 81	\$ 212					\$ 22,048
Agricultural													\$ -
Stormwater	\$ 325	\$ 100	\$ 950	\$ 1,300	\$ 750	\$ 75	\$ 150	\$ 75	\$ 410				\$ 4,135
Temporary													\$ -
Certificate of Occupancy / Completion	\$ 100						\$ 100	\$ 100	\$ 150				\$ 450
Communication Tower													\$ -
Comin Tower Co-Location / Upgrade	\$ 500			\$ 500			\$ 500						\$ 1,500
Flood Plain Development													\$ -
Re-Zoning Request	\$ 600			\$ 300									\$ 900
Plat Review													\$ -
B.O.Z.A.													\$ -
Zoning Approval for Business License	\$ 70	\$ 80	\$ 50	\$ 90	\$ 70	\$ 70	\$ 70	\$ 125	\$ 125				\$ 750
Archive Fee (not counted as a separate permit)	\$ 10	\$ 25	\$ 26	\$ 22	\$ 21	\$ 7	\$ 20	\$ 17	\$ 27				\$ 175
County Permits Written	\$ 30	\$ 125	\$ 130	\$ 110	\$ 105	\$ 35	\$ 100	\$ 85	\$ 185				\$ 875
Electric Permits	\$ 49	\$ 60	\$ 65	\$ 61	\$ 57	\$ 36	\$ 40	\$ 28	\$ 49				\$ 445
Electric Fees to County	\$ 245	\$ 300	\$ 325	\$ 305	\$ 285	\$ 175	\$ 200	\$ 140	\$ 245				\$ 2,220
Electric Fees to State	\$ 4,250	\$ 4,700	\$ 6,025	\$ 5,915	\$ 4,710	\$ 4,420	\$ 3,240	\$ 2,125	\$ 3,830				\$ 39,215
Total Permits Written	79	101	102	102	93	58	79	73	105	0	0	0	797

GRAND TOTAL

\$ 7,346 \$ 13,241 \$ 32,640 \$ 20,938 \$ 15,762 \$ 11,845 \$ 19,911 \$ 7,388 \$ 12,931 \$ - \$ - \$ - \$ - \$ 131,342

TOTAL TO COUNTY

\$ 3,096 \$ 8,541 \$ 26,615 \$ 15,023 \$ 10,992 \$ 7,425 \$ 6,671 \$ 5,263 \$ 8,501 \$ - \$ - \$ - \$ - \$ 92,127



CARTER COUNTY, TN
 PLANNING & ZONING
 824 E SECOND ST.
 ELIZABETHTON, TN
 37643
 (423) 542-1834

Permit Application

Permit # _____

Map _____ Group _____ Parcel _____ Receipt # _____

911 Address _____ Date _____

City _____ Zip Code _____

Permittee First Name _____ Last Name _____

WARNING: Failure to receive a Permit prior to commencement of construction may result in paying double for your Permit. You are also subject to fines not to exceed \$500 per day for your failure to obtain a Permit. I certify that

construction has not commenced or construction commenced on _____

Signature _____ Phone _____

Owner _____ Address _____

City _____ State _____ Zip Code _____

Is the Property Owner Acting as the General Contractor (see homeowner affidavit) YES NO

Contractor _____ Phone _____ License # _____ Type _____

Current Use _____ Proposed Use _____

Type Improvement	<input type="checkbox"/> Residential New	<input type="checkbox"/> Modular (off frame)	<input type="checkbox"/> Commercial Use: _____
	<input type="checkbox"/> Residential Addition	<input type="checkbox"/> Manufactured Year _____	
	<input type="checkbox"/> Swimming Pool	Model _____	<input type="checkbox"/> Agricultural Use: _____
	<input type="checkbox"/> Other	<input type="checkbox"/> Single Wide <input type="checkbox"/> Double Wide	<input type="checkbox"/> Stormwater: Acres _____
	<input checked="" type="checkbox"/> Detached Accessory	<input checked="" type="checkbox"/> Electrical <input checked="" type="checkbox"/> HVAC <input checked="" type="checkbox"/> Plumbing	<input type="checkbox"/> TEMPORARY Use: _____

Foundation	<input type="checkbox"/> Footing	Basement	<input type="checkbox"/> Finished	Plumbing	Bathrooms # _____	Number of Stories _____
	<input type="checkbox"/> Slab		<input type="checkbox"/> Unfinished		Bedrooms # _____	
	<input type="checkbox"/> Crawl Space		<input type="checkbox"/> Full		Laundry Rooms # _____	
	<input type="checkbox"/> Piers		<input type="checkbox"/> Partial		Other _____	
	<input type="checkbox"/> None					

Lot Size: Acres _____ or Sq. Ft. _____ Building size _____ Sq. Ft.

Zoning _____ Setbacks: Front _____ Rear _____ Left Side _____ Right Side _____

Additional Setbacks _____

Flood Plain Y N Zone _____ Firm # _____ Map Date _____

1% flood lvl elevation _____ min floor lvl elevation _____ first floor elevation _____

Yes N/A 911 address Yes N/A Highway Connection Yes N/A Septic Permit Yes N/A Sewer

Estimated Construction Cost _____	Inspection Record _____	Stormwater _____	Final _____
	Setback _____	Crawl Space _____	C/O _____
Total Permit Fee: _____	Footing _____	Rough-In _____	Accessory _____

Planning Approval _____ Date _____

HOMEOWNER AFFIDAVIT

Permit # _____

Homeowner Affidavit for Building Permit If you answer "NO" to any of these questions, you do not legally qualify:

- Yes NO I am a record owner of the property on which the work is to be performed and this residential structure is for my own individual use and is not for sale, lease or rent.
- Yes NO I will perform all work for which the building permit was issued, except where otherwise noted, and agree to ensure anyone hired must show proof of license where required by state law (\$25,000 or more for materials and labor.)
- Yes NO I am not hiring a construction manager or contractor to oversee the project.
- I understand that should I cease to act as the owner-builder of the project, and hire a contractor to complete the project, this permit will be voided, and the contractor will apply for and pay for a new permit.

I, _____ certify by signing below that I have read the important notices document and understand the requirements and responsibilities that accompany a Homeowner's Permit and that I have truthfully completed this application. I certify public sewer availability or obtainment of a septic permit and all licenses and permits required by state or local law or resolution.

Signature of Property Owner _____ **Date** _____

Plans: A dimensioned sketch or scale plan indicating the dimensions of the lot, the proposed building or installation site, the shape, size, height, and location of all buildings to be erected, altered, or moved or accessories, mobile homes or manufactured homes to be installed, and the intended use of the same as well as any other building, improvements or installation existing on the parcel. The applicant shall also state the existing and intended use of all such buildings and/or installations and supply such other information, documentation, or certifications as may be required by the Building Official. Said plans, information, documentation or certifications shall be provided to the Building Official prior to the issuance of a building permit.

Inspections: Permittee is solely responsible for scheduling inspections. Generally, all inspections must be scheduled a minimum of one (1) business day in advance. Cancellations must be called into the Planning and Zoning office a minimum of one (1) hour before the scheduled inspection time or a re-inspection fee will be assessed. Inspection times are scheduled on a first come, first serve basis.

The following inspections may be required:

- Zoning, Setbacks, and Use** Property lines and structure must be staked with a minimum of 18" stakes.
- Stormwater and Grading** As required, after Stormwater controls are in place.
- Footing** Steel reinforcement (if required) must be in place.
- Slab** Plumbing must be in place prior to inspection.
- Rough in** First inspection for crawl spaces, before subfloor is installed. Second inspection, after all Framing, Mechanical, Plumbing and electrical is completed.
- Final** After structure is completed and 911 address is permanently posted.
- Certificate of Occupancy or Certificate of Completion** Upon completion of the construction, installation, or alteration of a building, structure, accessory, addition, or installation, for which a building permit has been issued. Issuance of a COO or COC closes the permit. A Certificate of Occupancy may be requested for an existing structure.

Re-inspections: In the event more than one rejection is issued during the building inspection process, an additional inspection must be obtained for each subsequent rejection and an addition fee of \$50 must be paid.

Inspections do not warrant workmanship. Inspections performed by any employee, agent or contractor of Carter County, Tennessee are performed solely for purposes of enforcement of the applicable building codes on the date of the inspection which may utilize a spot check performance standard, and do not provide comprehensive home inspection services.

Certificate of Occupancy must be issued prior to use. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made without approval for a Certificate of Occupancy or Certificate of Completion issued by the Building Official. (Agricultural uses not having electrical or plumbing only require a Certificate of Completion).

