

**Carter County Planning Commission Meeting Minutes  
February 23, 2021**

Members Present

Jerry Pearman  
Ralph Watson  
Sonja Culler  
Amy Pate  
Bobby Dietz  
Robert Acuff  
Travis Hill  
Kelly Collins  
Jerry Smith

Members Absent

Amy Murray

Office Staff in Attendance

Chris Schuettler, Director

County Officials in Attendance

Mayor Patty Woodby

1. **Roll Call.** Quorum met. Director Chris Schuettler presided over today's meeting.
2. **Adoption of the Agenda.** October 27, 2020 meeting minutes did not pass due to two members abstaining. Please refer to #3 on the Agenda Sheet. The draft of the December 15, 2020 meeting minutes to be approved. We will not have training today due to members being absent. Motion to approve by Sonja Culler. Second by Dr. Robert Acuff. Motion passed unanimously.
3. **Approval of October 27 and December 15, 2020 Meeting Minutes.** Motion to approve by Sonja Culler. Second by Dr. Robert Acuff. Motion passed unanimously.
4. **Public Hearing: Communications Satellite Complex.** A Public Hearing ad was placed in the Elizabethton Star. This is for a Satellite Communications Complex located in the Central Community. This will be a 20-year lot lease with construction cost of \$1.1 million. Motion to

approve to move this back to our regular meeting. Motion to approve by Dr. Acuff. Second by Bobby Dietz. Motion passed unanimously.

5. **Communication Complex in Central Community.** The cost for a wireless tower and construction is \$1.5 million. Ten thousand dollars plus construction permits and fees go into our general fund. Motion to approve by Sonja Culler. Second by Travis Hill. Motion passed unanimously.
6. **Vote on HB 366.** This House Bill prohibits governmental entities from requiring right-of-way (ROW) dedications as a condition of approval for certain applications. It authorizes governmental entities to require ROW reservations. Requires governmental entities taking possession of property within ROW reservations to compensate the property owner. Director Schuettler requested that the County Commission send a letter of resolution, drafted by our County Attorney, denying this HB 366. Motion to approve by Ralph Watson. Second by Dr. Acuff. Motion passed unanimously.
7. **Budget 2021/2022.** Director Schuettler discussed:
  - a. There was a miscommunication this morning between Mr. Burke regarding line item 207/Medical Insurance. I am requesting an additional \$3,600 due to the estimated cost of medical insurance.
  - b. I am requesting an additional \$8,000 for line item 189/Other Salaries and Wages. This will help cover costs of advancement of employee careers. Currently, Kristin Powell is doing code enforcement. She is working on Stormwater Level II and Floodplain Administrator certifications.
  - c. We are okay with our part-time employee and do not have a need for full time at the present time.
  - d. New line item 317-199/Copier.
  - e. Line items 358-47 and 358-059 are not applicable. Move to line item 322-059.
  - f. Line item 361/Permits – Hold the \$4,000. We need a new permitting system when we take over the Electrical Inspector position.
  - g. An offer has been made to a gentleman for the Electrical Inspector position.
  - h. We must request through the State of TN Department of Commerce and Insurance to be an exempted county so we can have our own Electrical Inspector.
  - i. Penalty Fees – I talked to the mailman regarding mail being placed in the wrong box and then sitting on someone else's desk. This has happened for many months.
  - j. New line item 429-059 – Instructional supplies and materials. This is part of our Public Outreach and School Programs that I hope to initiate back now that we have someone who can go out and speak and work with them.
  - k. Line item 599/Gasoline - We are going to split and move to line items 435 and 719.
  - l. Line item 599-47 is no longer needed. This is another remittance to the State of TN additional line item.
  - m. Line item 599-59 is Stormwater TDEC information and will be moved to line items 429-059 and 322-059 - Evaluation and testing of Stormwater.

- n. We are at a grand total of \$370,941.10. Mr. Burke and I differ regarding Medicare and Medicaid, mine being higher. We are under \$11,000.00 than what our amended budget for prior year. We had bonuses, social security, other taxes, and an increase in TCRS granted out this year.
- o. An additional \$8,000 would help our office out for certifications.

Motion to approve an additional \$8,000 by Sonja Culler. Second by Dr. Acuff. Motion passed unanimously.

- 8. **Jack Hampton Report.** Director Schuettler presented the report for Fiscal Year 2020/2021 where \$66,982.00 has been deposited into the General Fund. The following months were reported: December total, \$6,798.00, and January total, \$10,328.00. This has a fiscal year running total of \$91,132.00.
- 9. **Codes Enforcement Report.** Director Schuettler presented the report. Jerry Pearman and Kristin Powell drove around and found multiple violations within the central community. Motion to approve by Ralph Watson. Second by Dr. Acuff. Motion passed unanimously. Following is a list of addresses ready to be filed with Attorney Hardin: 103 Renee Drive.
- 10. **Director's Report.** Director Schuettler gave a brief report which he spoke on the following:
  - a. HB 366 Bill
  - b. Training
  - c. Public Hearing for Rezoning.
- 11. **Public Query.** Jeff Pugh regarding Paddle Creek Pet Ranch. The Pet Ranch offers pet day care and boarding. Mr. Pugh lives in Unicoi County and the Pet Ranch is in Carter County. He is complaining about the dogs barking and disturbing the neighborhood. We have been by and cannot hear the dogs barking in his driveway. Mayor Patty Woodby has also investigated this complaint and stated she did not hear dogs making noise. Mr. Pugh did not attend the meeting.
- 12. **Adjournment.** Motion to adjourn by Ralph Watson. Seconded by Sonja Culler. Motion passed unanimously. Meeting adjourned.