



**Carter County Planning Commission Meeting Minutes
September 28, 2021**

Members Present

Dr. Robert Acuff
Steve Burrough
Kelly Collins
Sonja Culler
Bobbie Dietz

Members Absent

Ginger Holdren
Amy Murray
Jerry Smith
Steve Stevenson

Office Staff in Attendance

Chris Schuettler, Director
Kristin Powell, Compliance Coordinator, Floodplain Technician, Stormwater Coordinator
Cindy Wolford, Administrative Assistant

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.** Motion to approve by Sonja Culler. Second by Dr. Robert Acuff. Motion passed unanimously.
3. **Approval of July 2021 Meeting Minutes.** Motion to approve by Dr. Robert Acuff. Second by Sonja Culler. Motion passed unanimously.
4. **Jarrold Ellis/Rob Stout-Subdividing 1 lot into 5.** This property is located off Pierce St. All lots are approved for three-bedroom homes. Parcel A will be attached to the original property. Dr. Robert Acuff questioned the runoff. Director Schuettler stated that Pierce Creek and Highway 91 will accommodate the runoff and there will be no issues. Motion to approve by Bobbie Dietz. Second by Sonja Culler. Motion passed unanimously.
5. **Scott Tipton-Sugar Hollow RV Campground.** This 20-unit RV Park located in Roan Mountain meets criteria and is waiting for the last approval from TDEC. It will include a retention

pond. Motion to approve by Sonja Culler. Second by Dr. Robert Acuff. Motion passed unanimously.

6. **Dwight Collins-5 Lot Subdivision.** This property is located off Hamilton/Siam Road in Valley Forge. There is an existing pond that will be re-cleaned. Motion to approve by Sonja Culler. Second by Bobbie Dietz. Motion passed unanimously.
7. **Rezoning request 176 Wade Bulla Rd.** The owner, Joshua Grindstaff, is requesting that this property be rezoned from M-1 back to A-1. Mr. Grindstaff decided to take the slaughterhouse and renovate it into his residence. He will be selling the single wide trailer they are currently living in as soon as their home is ready. The slaughterhouse is not operational, and they are currently restoring antique furniture on the kill floor. He chose to close the slaughterhouse due to having no employees or reliable help. He had fallen behind on his house payment and car payments and went back to work full time now as a painter through a contractor with Ballard Health. He has no intentions of ever opening this facility up as a slaughterhouse again. For him to get his land refinanced he needs the zoning changed back to A1. His bank will not refinance on industrial property. Motion to approve by Sonja Culler. Second by Kelly Collins. Motion passed unanimously.
8. **Resignation of Amy Murray as Chairwoman.** Chairwoman Amy Murray presented her resignation letter at our July 2021 meeting. She is resigning due to personal reasons. However, she would like to remain on the Carter County Planning Commission. Motion to approve by Kelly Collins. Second by Sonja Culler. Motion passed unanimously.
9. **Re-Election of Chairman and Vice Chairman.** Sonja Culler nominated Bobbie Dietz as Chairwoman and Steve Burrough as Vice Chairman. Motion to approve by Sonja Culler. Second by Dr. Robert Acuff. Motion passed unanimously.
10. **Presentation of Dude Solutions Software.** Kristin Powell presented a Power Point presentation. We are experiencing problems with our current permit writing program. This software is user friendly and will allow us to write, track and accept payments. Currently customers obtaining building permits must pay for the permit at the Courthouse. This application can be downloaded to our phones and will allow the Building Inspector and Compliance Coordinator to sign off as inspections are completed. Sonja Culler asked if anyone else is using this software. Kristin stated that it is being utilized in Erwin and the City of Elizabethton is going live soon. Dr. Robert Acuff asked if this software would charge a service fee for payments and could it be loaded to our website. Kristin stated that the service fee is included in the yearly price, and we could add a link to our website. Kelly Collins questioned how this would be paid for each year. Sonja Culler stated that the amount of revenue Planning & Zoning contributes to the county would pay for this software. The breakdown of cost for this software are as follows:
 - a. Three months are free - \$4,302.00
 - b. July 1st to November 1st, 2021 - \$12,907.00
 - c. November 1st, 2021, to July 1st, 2022 - \$15,650.00
 - d. Total yearly costs thereafter - \$19, 952.00

Motion to approve by Sonja Culler. Second by Dr. Robert Acuff. Motion passed unanimously and will be presented at the next Budget meeting and then Commission meeting.

11. **Jack Hampton Report.** Director Schuettler presented the report for fiscal year 2021/2022 where \$29,521 has been deposited into the General Fund. The following months were reported: July total, \$11,667.00 and August total, \$17,154.00. This has a fiscal year running total of \$35,841.00.
12. **Codes Enforcement Report.** Kristin Powell presented the report for July and August 2021 which included Litter, 48 hour and Stormwater violations. She also followed up with the violations which were presented in court on July 22, 2021:
 - a. 154 Spring St.
 - b. 143 Amanda Smalling Rd.
 - c. 198 Max Jett Rd.
 - d. 121 Blevins Rd.
 - e. 215 H. Heaton Rd.
 - f. 1900 Bristol Highway

Motion to approve by Dr. Robert Acuff. Second by Sonja Culler. Motion passed unanimously.

13. **Director's Report.** Director Schuettler gave a report which he spoke on the following: The Future of Zoning per President Biden's infrastructure bill. As part of his \$2.3 trillion infrastructure plan, cities would allow for smaller lots and apartment buildings to be built next to a traditional house. Much depends on control of the Senate, but the administration may have a few tools of its own to encourage local governments to change their land use rules.
14. **Adjournment.** Motion to adjourn by Sonja Culler. Seconded by Kelly Collins. Motion passed unanimously. Meeting adjourned.
15. **Visit new building after adjournment.**

