

**Carter County Planning Commission**  
**Meeting Minutes**  
**June 24, 2014**

**Members Present**

**Members Absent**

**Jerry Pearman, Chairman**  
**Ralph Watson, Vice-Chairman**  
**Jerry Smith**  
**Thomas "Yogi" Bowers**  
**Russ Kyte**  
**Steve Chambers**  
**Richard Winters**  
**Bob Townsend**  
**Mary Ann Patton**  
**Steve Pierce**

**Jamie Hughes**  
**Bill Armstrong**

**Planning Staff Present**

**Chris Schuettler, Director**  
**Jimmy Church, Assistant Director**  
**Chris Pierce, Codes Enforcement**  
**Diane Cannon, Secretary**

**Local Planning Staff Present**

**Ronda Sawyer**

The Chairman called the meeting to order and welcomed everyone in attendance. Roll call - quorum met.

1. Approval of May 27, 2014 Meeting Minutes. Ralph Watson made the motion to approve minutes as written. Steve Chambers seconded the motion. Motion passed unanimously.
2. Rezoning Request, 238 Old Watauga Road, Lots 2 & 3. Chairman Pearman opened the Public Hearing. No one in attendance to voice opposition. Mr. & Mrs. Shepherd presented a letter signed by all neighbors in support of rezoning this property from R-1 to A-1 at the time the application for rezoning was paid for. Staff recommended rezoning. Steve Chambers made motion to approve rezoning and Bob Townsend seconded the motion. Motion passed unanimously.
3. Jack Hampton's Permit Report. Jimmy Church presented this report for Justyn. (See attached). a.) Mr. Pearman asked Mr. Schuettler to update the members on progress made and information obtained regarding the Carter County Planning Office performing in house inspections. Mr. Schuettler stated he had spoken with Ingrid Deloach, Finance Director, regarding the payment for and use of contracted inspectors for areas that office staff does not have certification currently (mechanical). b.) Mr. Steve Pierce asked how we would keep more money by doing this to which Mr. Schuettler replied the county would pay the inspectors and still be able to keep more of the fees currently sent to the state and be able to

charge builders less for these inspections. c.) Mr. Pierce asked what certifications Mr. Schuettler currently holds. Mr. Schuettler replied that he has none currently. Mr. Pierce stated he felt Mr. Schuettler should have and requested in writing when he and his staff will complete their certifications d.) Mr. Pearman asked for an update on status of Mr. Chambers request to have a study by the Tennessee Department of Transportation done regarding the need for stop lights from 19-E to the state line. Mr. Chambers stated that the at the June meeting of the Carter County Commission it was recommended to have Atty. Bowers draft a letter requesting a study be made.

4. Codes Enforcement Report. Chris Pierce presented the report and power point presentation. Several tire dumps throughout the county have been sent certified final notices that the tires must be removed. Two of these properties, Duffield Road and Whaleytown Road, are both in compliance. Mr. Pierce handed out copies of before and after pictures of both locations. Several other properties were presented both still in violation and currently working toward clean-up. Chairman Pearman requested a motion to send letters requesting property owners who have been in violation for years be summoned to appear before the board regarding their failure to comply with repeated requests for clean up.
5. Director's Comments. Mr. Schuettler stated he and Mrs. Ronda Sawyer, FTDD representative, are looking into the need to adjust our zoning codes and adding R-1A. Areas zoned R-1A would allow for low density condominiums and townhouses with 20,000 sq. feet of property required for the first unit and 15,000 for each additional unit. Setback minimum requirements would be 50 ft. front setback and 30 ft. back and side setbacks.
6. Query. No one asked to speak. Mr. Bob Carroll, 8th district commissioner elect, was in attendance and introduced himself at this time.
7. Adjournment. Steve Chambers made the motion to adjourn and Thomas Bowers seconded the motion. Motion passed unanimously. Meeting adjourned.