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 MARY GOUGE  
 COUNTY CLERK

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Carter County Planning Commission  
Meeting Minutes  
November 26, 2013

Approved: ✓  
 M: J. Pearman  
 2nd: S. Chambers

Members Present

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

Members Absent

Bill Armstrong

Planning Staff Present

Chris Schuettler, Director  
 Justyn Markland, Codes Enforcement  
 Diane Cannon, Secretary

Local Planning Staff Present

Renee Mann

The Vice-Chairman called the meeting to order and welcomed everyone in attendance. (Chairman Pierce was called as a witness to an ongoing trial being held simultaneously in the main courtroom and gave the floor to Mr. Watson in case he had to testify.) Mr. Schuettler announced that following a hard fought 18 month battle with cancer, our co-worker and friend Jack Hampton passed away on Sunday night from complications of pneumonia. Mr. Ralph Watson requested a moment of silent prayer for the family.

1. Approval of Sept. 2013 Minutes. Steve Chambers made the motion to approve minutes as written. Jerry Pearman seconded the motion. Motion passed unanimously.
2. Re-Zoning of Richard Hale's Property on Broad Street. Postponed until January 2014 (no meeting scheduled for Dec. due to Christmas Holiday). To date the certified letters sent to adjoining property owners have not been returned to the planning office. Letters to be resent.
3. Moffitt's Rural Mobile Home Park. Mr. Schuettler briefed the members on the mobile home park which was previously owned by Billy Joe Street. He and many members of the Planning Commission went to the site. The property has a court ordered County maintained Right of Way and Road. This falls under A-1B zoning which will allow the operation of a rural mobile home park. Surveyor Dennis Pierce laid out the park's six mobile home sites. The property was auctioned off and Mrs. Barbara Moffitt purchased the property and improved it considerably.

She appeared before the members today to ask that they approve her six unit rural mobile home park. She stated she had invested \$85,000 to date in improvements and the two mobile homes already placed on site. Mr. Pearman asked if mobile homes can be moved in and out without getting on Rittertown Road properties. Mr. Vic Harrison, who accompanied Mrs. Moffitt, stated they could and the first two did not get on either side "one-inch". Mr. Kyte said he felt it would be a bad idea to approve her request at this time. Mr. Marlow addressed his concerns of additional traffic on Rittertown Road if additional homes are allowed to be placed on site. He was of the opinion his property value would go down if additional trailers are allowed around his home. Mr. Bowers stated the modular home on site made the total of three mobile homes currently on site. Mr. Winters stated the question regarding the right of way and the "stick built" assessment be addressed prior to voting. Mr. Winters made the motion to table the vote and Jerry Pearman seconded. Following the discussion a roll call vote was taken: Chairman Pierce, yes. Townsend, yes. Bowers, yes. Kyte, yes. Chambers, yes. Smith, yes. Watson, yes. Patton, yes. Hughes, yes. Winters, yes. Pearman, yes. Bill Armstrong was absent from today's meeting. Motion to table passed unanimously by all in attendance.

4. Jack Hampton's Permit Report. Mr. Schuettler presented the report.
5. Codes Enforcement Report. Justyn Markland presented the report for November and stated bids would be accepted later next month for clean up of Tammy Price property on Big Sandy Road.
6. Director's Comments. A.) Certifications. Mr. Schuettler gave a report on certificates that Jimmy, Tony, and Justyn currently hold. Mr. Pierce and Mr. Smith asked what was lacking. Mr. Schuettler stated that commercial plumbing, commercial and residential mechanical are still needed. Mr. Schuettler addressed county liability. Mr. Chambers stated several builders had called wanting "in house inspections". Mr. Chambers stated "We need to quit kicking the can and get on with adoption." Mrs. Billie Ann Dabbodanza asked how long we have had to get certified. Mr. Schuettler answered one year after adoption of the Codes. Mrs. Jean Rhea asked who will supervise the inspectors. Mr. Schuettler replied he would to which Mrs. Rhea asked how many certifications he has. "None" he answered. Mrs. Rhea asked how many he planned to get. Mr. Schuettler stated he may get them all. B.) Division of Property. Mr. Schuettler gave Chairman Pierce floor to explain recommended alterations to the current subdivision regulations to reflect the definitions of subdivision by the State. Russ Kyte made motion and Jerry Pearman seconded. Motion passed unanimously.
7. Query. 1.) Mrs. Jean Rhea. Property on 321. Mrs. Rhea stated the Sheriff's Dept. brought inmates and the property located on 321 is now clean. She stated she took pictures of the property. 2.) Mr. James Carver. Horseshoe Lane Storm Water Problem. Mr. Carver has an ongoing storm water problem that he said is caused by the paving of Rockhouse Road. Mr. Pearman requested members go to look at property. Mr. Pearman put the request in the form of a motion and Mr. Thom Bowers seconded. Motion passed unanimously.
8. Letter to the Editor (Elizabethton Star). Mr. Schuettler stated a recent letter to the Editor of the Elizabethton Star an anonymous writer had unjustly claimed certain

members of his staff were not doing their jobs. Mr. Schuettler stated he took offence when members of his staff were wrongfully attacked. (NOTE: Mrs. Rhea had left the meeting though the door closest to finance office prior to Mr. Schuettler bringing this matter to light.) Mr. Schuettler continued to speak about the anonymous letter and at that time Mrs. Rhea re-entered the room through the other door (near elevator) and loudly stated she was the one who wrote the letter. A discussion ensued and Mrs. Rhea again left the meeting.

9. Adjournment. Steve Chambers made the motion to adjourn and Thom Bowers seconded the motion. Motion passed unanimously. Meeting adjourned.