

Johnson County Planning Commission

222 West Main St.
Mountain City, TN 37683
(423)-727-9696



PUBLIC NOTICE

The Johnson County Planning Commission

will meet on

Monday, May 11, 2026

at 6:00 pm.

The meeting will be held in the

Upper Courtroom of the

Johnson County Courthouse,

222 West Main Street,

Mountain City, Tennessee.

JOHNSON COUNTY PLANNING COMMISSION

222 West Main Street
Mountain City, Tennessee 37683
423.727.9696



AGENDA

Monday, May 11, 2026

6:00 P.M.

The meeting will be held in the Upper Courtroom
of the Johnson County Courthouse located at
222 West Main Street in Mountain City, TN.

MINUTES

Approve Minutes from April 13, 2026, meetings. See attached.

NEW BUSINESS

1. Public Comments
2. Review the State of Tennessee's Laws of Procedures for adding or amending rules in the subdivision rule book. -Ryan Carroll
3. Final Approval of Swaggie Cove.-Rick Snyder
4. Discuss scheduling commissioner workshop. Alan Hammons
5. Any other matters which may duly come before the commission for official action.

UNFINISHED BUSINESS-

OTHER BUSINESS

ADJOURNMENT

JOHNSON COUNTY PLANNING COMMISSION

222 WEST MAIN STREET

MOUNTAIN CITY, TN 37683

423.727.9696



MINUTES – Monday, April 13, 2026, MEETING

Attendees:

Cindy R. Cretsinger
Jerry Grindstaff
Bob Pardue
Alan Hammons
Tommy Poore

Absent:

Kim Wilson

The scheduled meeting of the Planning Commission was held on Monday, April 13, 2026, at 6:00 p.m. in the Johnson County Courthouse, Mountain City, Tennessee

Minutes: The minutes from the March 2, 2026, meeting were approved. Motion to approve by Tommy Poore, seconded by Jerry Grindstaff. All in favor; motion carried.

New Business:

1. Public Comments – None.
2. Rick Snyder appeared before the board regarding the Cale Smith/Dean Hagie subdivision (Swagie Cove) for final approval. At the previous meeting, he was informed that a water source would be required before final approval. Mr. Snyder argued that this requirement did not apply because preliminary approval had already been granted, and new regulations should not apply retroactively. He presented highlighted Tennessee Code language supporting this position. A lengthy discussion followed, with the board divided. A motion was made by Jerry Grindstaff to table the item until next month to allow

consultation with the county attorney. Motion seconded by Tommy Poore. Voting to table: Jerry Grindstaff, Tommy Poore, Cindy Cretsinger. Voting No: Bob Pardue, Alan Hammons. Mr. Pardue and Mr. Hammons stated that they had already spoken with the county attorney and believed the new regulations should not apply. Motion passed with 3 voting yes and 2 voting no.

3. Rick Snyder also sought final approval for Vineyard Ridge, a five-lot maximum subdivision off Meatcamp Road (all lots over five acres). Similar discussion occurred regarding the water-source requirement. Motion to grant final approval by Alan Hammons, seconded by Bob Pardue. All members voted to approve, on the condition that Mr. Snyder obtain Road Superintendent, Jeff Wagner's signature on the road specifications. Once obtained, Secretary Jerry Grindstaff will sign the plat for final approval.
4. Mr. Ed Harter of Elkridge Estates came before the board asking to combine the two lots that he owns. Bob Pardue made the motion to approve the combining of the lots and Tommy Poore seconded the motion. All in favor; with the exception of Alan Hammons abstaining as he owns the property located next to Mr. Harter. Motion granted.

Unfinished Business: The board resumed discussion of Agenda Item #2 regarding Swagie Cove. Mr. Snyder expressed concern that waiting another four weeks would significantly delay property development. He noted that other properties with prior preliminary approval had received final approval without the new water-source requirement and questioned why this subdivision was being treated differently. Motion by Tommy Poore asking that Secretary Jerry Grindstaff consult the county attorney as soon as possible and, if the attorney confirms that the new regulation does not apply, to sign the plat for final approval before the next meeting. Motion seconded by Alan Hammons. All in favor; motion carried.

Bob Pardue made a motion for the discussion of the water source to be continued until our next meeting and Alan Hammons seconded the motion. All in favor, motion carried.

Other Business: Some board members reported not receiving meeting notices. The Chair stated she would notify the office.

Adjournment: Tommy Poore made the motion to adjourn the meeting, seconded by Alan Hammons. All in favor...meeting adjourned.