

Carter County Planning Commission
Meeting Minutes
May 26, 2015

APPROVED ✓
Motion: S. Culler
Second: K. Arney

Members Present

Jerry Pearman, Chairman
Ralph Watson, Vice-Chairman
Ken Arney
Leon Humphrey, Mayor
Jerry Smith
Ken Arney
Robert Carroll
Sonja Culler
Randall Jenkins
Ray Lyons

Members Absent

Jamie Hughes
Steve Pierce
Mary Ann Patton

Planning Staff Present

Chris Schuettler, Director
Diane Cannon, Secretary
Chris Pierce, Codes Enforcement Officer

Local Planning Staff Present

Ronda Sawyer

Due to the death of Chairman Pearman's brother, Jack, Mr. Watson, Vice-Chairman called the meeting to order and welcomed everyone in attendance. Roll call. Quorum met. Sonja Culler made the motion to approve March 2015 minutes and Ken Arney seconded the motion. Motion passed.

1. Patriot Place Phase II Design Amendment. Mr. Schuettler passed out copies of survey showing amendment to lots 27-29. Staff recommended approval. Ken Arney made motion to approve. Ray Lyons seconded the motion. Motion passed unanimously.
2. Campground Resolution Amendments. Staff requested to postpone discussion and vote on changes until Chairman Pearman was in attendance.
3. Codes Enforcement Officer's Report. Chris Pierce presented the report. Several are in various stages of clean up, five properties were reported to have been on the docket during April's court proceedings and are now scheduled for clean up or in bankruptcy proceedings. One of the properties, 156 Big Springs Rd. was sold at auction. A new letter is to be issued by the Planning Office staff advising new owners of violations which exist on site and request clean up with 30 days. Request for motion to turn five properties over to attorney for legal action: 201 Mill Creek, 114 Ruby Avenue, 126 Milligan Avenue, 659 Blue Springs, and 1036 Rittertown Rd. Ms. Sonja Culler made the motion and Jerry Smith seconded the motion which passed unanimously. Mr. Pierce also mentioned the old tire dump owned by Mr. Burlson and ongoing efforts to have the property cleaned up. Mr. Lyons inquired about permitting by the State. Mr.

Schuettler stated Mr. Johnson (person that rented land from owner) did have a permit at one time but allowed it to lapse. Staff recommended legal action be taken to achieve clean up and compliance. Mayor Humphrey stated it was his opinion that the scope of authority lies with State Officials. "If State is control authority why would we take action?" Mayor Humphrey asked. Mr. Schuettler answered his question by advising the State has taken little action thus far and for the health and welfare of area residents the Planning Office should proceed with efforts by legal means to achieve compliance/clean up. Staff recommended a motion to proceed. Jerry Smith made the motion. Following more discussion Mr. Smith amended his motion to contact the County Attorney, Josh Hardin regarding progression of clean up prior to legal action. Mayor Humphrey seconded the motion. Motion passed.

4. **Mayor Humphrey: FTDD Contract.** Mayor Humphrey brought up (outside the agenda) the contract for the 2015 - 2016 fiscal year he stated he received from Christopher Craig with First Tennessee Development District. Director Schuettler stated it is not on the agenda and must be on next month's agenda following review.
5. **Director's Comments.** A.) "Jack Hampton's Report" Director Schuettler gave report (see attached). He stated, "The good news is that building should pick up, growth is coming really quickly" Mr. Lyons asked if a yearly report was available and Mr. Schuettler advised that one is available when our permitting program is back in operation. Mayor Humphrey inquired about the packets being available for inspection before the monthly meeting. Mr. Schuettler stated that the packets are available five (5) days before meetings in the boxes found in the Planning Office. Several members requested that the packets be emailed prior to the meetings. (Will attempt this method for June meeting for all addresses available) B.) Methadone/Drug Treatment Clinics. Mr. Schuettler stated that although nothing can be zoned out entirely, stiff criteria for operation can be set so as to deter such operations locating in Carter County. He had been advised earlier today by another county's planning office that following attempts to locate there the potential proprietors had set their sites on Carter County. Mr. Schuettler read the criteria for areas zoned M-2 (heavy industrial) and made sure all members in attendance were aware of requirements to operate such a business in Carter County.
6. **Public Comments.** No one requested to speak during this time.
7. **Adjournment.** Jerry Smith made the motion to adjourn and Ken Arney seconded the motion. Meeting adjourned.