

APPROVED

Carter County Planning Commission
Meeting Minutes
June 23, 2015

Members Present

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

Members Absent

Jamie Hughes

Planning Staff Present

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

Local Planning Staff Present

Ronda Sawyer

Chairman Pearman called the meeting to order and welcomed everyone in attendance. Roll call. Quorum met. Sonja Culler made the motion to approve May 2015 minutes and Ken Arney seconded the motion. Motion passed.

1. **O. F. White Subdivision**. Section I. Mr. Schuettler stated encroachment of old building has been there for years and years. Section II. Flag lots. Section III. Consists of two large lots. Staff recommended approval. Mayor Humphrey questioned the water/septic approval. Mr. Schuettler stated the soils were attached to his copy and explained them. Steve Pierce made the motion to approve and Ralph Watson seconded the motion which was approved.
2. **Campground Regulations Revisions**. Mr. Schuettler passed out copies of the campground regulations with proposed revisions italicized. Mayor Humphrey asked, "What prompted the changes?" He stated who was on the board when the original was presented and approved. Mr. Schuettler stated that the regulations were such that no new campgrounds have been started in a long time. The changes would improve that by making it more advantageous for owners to consider campgrounds as a use of land and a means to make money. Mayor Humphrey made motion to leave regulations as they are presently until such time as changes are needed. Ray Lyons seconded the motion. Motion passed unanimously.

3. **FTDD Contract of Services.** Staff recommends postponing until July meeting. Mayor Humphrey questions why seeing as this is the same contract as previous years. Mr. Schuettler stated that some changes were needed to the contract due to old information that needed to be updated to keep the contract current. Discussion held. Mr. Lyons asked, "How does FTDD feel?" Ronda Sawyer, FTDD representative replied, "We work for the county. If revision is wanted it is done." Mr. Steve Pierce recommended Mr. Schuettler contact Chris Craig, FTDD Director regarding amendments to the contract and postpone vote until such time new contract is ready. Ken Arney made the motion. Steve Pierce seconded motion to postpone. Roll Call vote held: Voting Yes were: Pearman, Culler, Jenkins, Arney, Pierce, Watson, Smith. Voting No were: Carroll, Humphrey, Patton, and Lyons. Motion carried by majority vote.
4. **Codes Enforcement Officer's Report.** Chris Pierce presented the report and a power point presentation. Properties which continue to be in violation and therefore recommended being turned over to County Attorney, Joshua Hardin, are: 301 Smalling Road, 216 Garland Branch, Ashlee Rd., Motion by Ms. Culler and seconded by Steve Pierce. Motion passed. Mr. Pearman asked about Mr. Terry Montgomery's property and Mr. C. Piece advised he was in contact with him and Mr. Montgomery is working to correct the problems that exist on his property. Mr. Pearman also asked about the tire situation. A recommendation to request Mr. Thornberg with TDEC to the next meeting to get resolution to this problem. Also, recommended Mr. Kenny Johnson be invited to the next meeting to answer questions regarding continued violations on his property.
5. **Jack Hampton's Report.** Mr. Schuettler presented the report. (ATTACHED). Building permit sales have increased slightly. Mr. Pearman asked if anything has been done regarding filling Mr. Jimmy Church's position. Mr. Schuettler stated a few applications had been received with one that was promising but the rate of pay is a factor. Mr. Pearman asked what the rate was and Mr. Schuettler stated it is \$24,500 +/- and with certifications it is possible it would be around \$29,500 annual salary.
6. **Director's Comments.** Training opportunity. Four hours education credits August 24th in Kingsport. Will contact Ms. Rita Ford to reserve county van to go as a group.
7. **Public Comments.** Ms. Muriel Pullen spoke regarding an issue she has with her neighbor who is digging along and over her property line which is creating a severe run-off and erosion problem. Planning Staff took a Stop Work Order several months ago and Mr. Lawrence Ledford chose to ignore it and continued with digging, etc. Ken Arney made the motion to have County Attorney Hardin send a letter to resolve problem. Ralph Watson seconded the motion which passed unanimously.
8. **Adjournment.** Ralph Watson made the motion to adjourn and Steve Pierce seconded the motion. Meeting adjourned.