

APPROVED

Carter County Planning Commission
Meeting Minutes
December 15, 2015

Members Present

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

Members Absent

Jamie Hughes
Ray Lyons

Planning Staff Present

Chris Schuettler, Director
Justyn Markland, Assistant Director
Mel McKay, Codes Enforcement Officer
Diane Cannon, Secretary

Local Planning Staff Present

Ronda Sawyer

1. Chairman Pearman called the meeting to order and welcomed everyone in attendance. Roll call. Quorum met. Staff requested to add Adventure Tourism to agenda. Mayor Humphrey made motion to add item Randall Jenkins seconded the motion which passed unanimously. Agenda with change approved. Sonja Culler made the motion to approve October 2015 minutes and Ralph Watson seconded the motion. Motion passed unanimously
2. **Adventure Tourism.** Mr. Schuettler explained the benefits of Adventure Tourism and stated staff recommends approval. Steve Pierce made motion to approve and Ken Arney seconded the motion which passed unanimously.
3. **Proposed Amendment to Zoning Resolution. Portable Storage Units.** Mr. Schuettler stated this matter had been addressed in 2012. Recently there has been an outcry from people living in areas that are residential in nature that are seeing an increase in this type unit being utilized as a permanent unit and Flood Plain, especially possible Floodway issues. These units take away from the beauty of such areas. Following questions from members for clarification of the amendment regarding permanent versus temporary usage Jerry Smith made motion to approve the amendments and Ken Arney Seconded. Miss Culler stated due to a conflict of interest she would pass. Motion passed unanimously among the voting members.
4. **Proposed Amendment to the Zoning Resolution. Campgrounds.** Mr. Schuettler stated due to several constituents requesting changes to the current Campground Regulations the matter was being brought back before the planning

commission members. Several people requested to speak. Mr. Elbert Stevenson spoke first regarding his desire to open a campground on 11 acres he and his wife own in Roan Mountain. He addressed the current regulations and how restrictive they are for those people desiring to bring additional businesses to Carter County. Mr. Mike Pritchard spoke next and stated he had 26 acres he had started to develop as a gated community but due to conflicts with the State Inspector he decided to only build one cabin and now desires to develop the remaining acreage into campsites but current regulations were too restrictive due to size requirements and distance between campsites currently in place. Mr. Renfro deferred addressing the board because he felt the problems had been adequately addressed by Mr. Stevenson and Mr. Pritchard. Miss Ronda Sawyer with First Tennessee Development District also spoke in favor of the changes and stated that even Roan Mountain State Park cannot comply with current regulations. Current regulations are tight and therefore she opined that the revisions are more user friendly. Staff recommended revisions. Mr. Carroll requested that design plans be submitted. Mr. Schuettler advised it is in the revision. Mayor Humphrey asked to defer the matter until the next meeting to allow for members to read the revision proposed. Made motion to defer. Mr. Pierce stated he saw no need to defer voting because Ms. Sawyer could clarify right now. Miss Sawyer stated the changes she had in her marked up copy. Mr. Ken Arney stated packets had been in the Planning Office since Wednesday before the meeting (December 9, 2015). He stated that "Mayor Humphrey and the rest of the members should have went to the Planning Office to get their packets." Mrs. Patton stated they were to be emailed. (A request had been made previously for email usage but a limited number of members utilize email. Packets are available in boxes for each member in the Planning Office no less than 5 days prior to the meeting each month). Mrs. Patton seconded Mayor Humphrey's motion to defer. Motion failed by majority vote. Mr. Pierce then made the motion to approve and Ken Arney seconded. Mr. Pritchard asked to speak again and offered to let the commission come to his property to see what he plans and why the revisions are needed. Miss Culler then read the proposed revisions aloud for everyone: a.) Change 4 acres to 2 acres. b.) Change from 1,500 sq. ft. per campsite to 800 sq. ft. c.) Change 50 feet between sites to 10 ft. d.) Gravel compaction change from 6 inches to 4 inches. e.) 12 campsites change to 20, for RV's and added Primitive Camping. f.) Campground 300 ft. off line to 100 ft. Following reading of proposed changes a roll call vote was held. Members voting Yes were: Culler, Arney, Pierce, Pearman, and Watson. Members voting No were: Patton, Humphrey, Smith, Jenkins, Carroll. Tie Vote. Second roll call vote was a tie also. Dead issue to be brought up again next month.

5. **Proposed Amendment to the Zoning Resolution. Sport Shooting Ranges.**

Several residents of Judge Ben Allen Road were in attendance and represented by Mrs. Phyllis Hodge who had handed a letter to each member prior to the meeting start. She expressed concerns regarding the possibility of a shooting range being placed at the county's landfill which backs up against their community. She stated the residents had enough to deal with following the reopening of the

quarry off Judge Ben Allen Road. The residents were concerned about the possibility of yet another aggravation in their beautiful area. Fourth District Commissioner Danny Ward also spoke and stated that the Landfill Committee had already addressed the issue and voted it down by a vote of 8-0. He stated he felt this matter should have been addressed by this commission prior to the Landfill Committee being approached regarding the matter. Mr. Michael

Verbonitz also addressed the commission as a member of the community and an avid hunter and sport shooter. He stated there were several areas he felt were better suited for a sport shooting range and gave an example of one or two. Mr. Schuettler read the proposed amendment aloud and stated the County Attorney had reviewed and approved it as to verbiage. Ms. Culler made motion to approve. Steve Pierce seconded the motion. Mayor Humphrey called for further discussion and asked if this "had been drafted specifically to exclude this site?" Mr. Schuettler stated it had not, but did state that passage of the resolution would prohibit it from the area and all areas zoned residential. Following further discussion a vote was taken with a majority voting in favor of the amendment.

6. **Jack Hampton's Report.** Mr. Markland presented the report. (ATTACHED).
7. **Codes Enforcement Report.** Mr. Schuettler introduced Mr. Mel McKay as the new part time Codes Enforcement Officer. Mr. Schuettler stated no report would be presented but did elaborate on one area that had recently been cleaned up by the county.
8. **Director's Comments.** Mr. Schuettler stated he had a bit of good news in the form of a thank you letter his office had received following clean up of 125 Tall Oak Circle. Letter was read aloud.
9. **Public Comments.** No one had requested to speak during this time.
10. **Adjournment.** Ralph Watson made the motion to adjourn and Mayor Humphrey seconded the motion. Prior to adjournment Mr. Jenkins expressed his displeasure with some of the proceedings of today's meeting and those of the County Commission as well. Stated we needed to put the past behind us and move forward. Meeting adjourned.