

**APPROVED**

Carter County Planning Commission  
Meeting Minutes  
April 26, 2016

Members Present

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

Members Absent

Jamie Hughes  
Ralph Watson, Vice-Chairman

Planning Staff Present

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

Local Planning Staff Present

Ronda Sawyer

Chairman Pearman called the meeting to order and welcomed everyone in attendance. Roll call. Quorum met. Ken Arney made the motion to adopt the agenda and Steve Pierce seconded the motion. Motion passed unanimously. February Meeting Minutes: Ray Lyons noted a "typo" in the minutes the word acre was mistyped as a-r-e. Sonja Culler made the motion to approve February 2016 meeting minutes with correction noted and Ken Arney seconded the motion. Motion passed unanimously.

1. **Bunker Hill Road Extension and Lot Size Variance.** Miss Sawyer represented the City of Elizabethton's interest in this parcel of property because it lies within the urban growth area. In order to meet the City requirements the road needed to be extended 100 feet. The owners had requested approval from Carter County Highway Superintendent Roger Colbaugh. Superintendent Colbaugh had given his approval for the extension and for gravel to be used instead of pavement.

.....  
Mayor Leon Humphrey made the motion to approve per Supt. Colbaugh's approval. Randal Jenkins seconded the motion. Discussion followed with Mr. Ken Arney questioning whether or not the County would maintain the road and was told "Yes they would" Mayor Humphrey amended his motion to include the variance on the lot size. Randal Jenkins agreed to the amendment to the motion he seconded. All members in attendance with the exception of Ken Arney voted in favor. Motion passed by majority vote of 10 in favor and one against.

2. **Jack Hampton's Report.** Mr. Markland presented the February and March 2016 report. (Attached). He advised the new archives fee was noted on the report. With the arrival of Spring building permits have also seen an increase in numbers.
3. **Codes Enforcement Report.** Mr. Mel McKay presented the Codes Enforcement Report by power point presentation. Several areas both in need of compliance and one that is now in compliance were shown. It was recommended that the property on Garland Branch Road be taken to court as Mr. McKay had requested that the owners appear at today's meeting but they refused. Mr. McKay concluded his report by asking if the members of the commission had any questions for him.
4. **Director's Comments.** **A.)** Mr. Schuettler stated that training information would be sent by email to all members. He requested confirmation of Mayor Humphrey's email address as the past two emails he had attempted to send were unable to be sent. **B.)** Once again it is time for the new Stormwater NPDES State Permit. Notification and a Public Hearing will be held.
5. **Public Comments.** 1.) Mr. Bob Hughes, former Chairman of the Carter County Planning Commission addressed the commission regarding the need for more interest and promotion of the Overmountain Victory National Historic Trail. He expressed the opinion that tourism is our only remaining source of economic development. Mr. Schuettler thanked him for coming to today's meeting.
6. **Adjournment.** Mayor Humphrey made the motion to adjourn and Randall Jenkins seconded the motion. Meeting adjourned.