

APPROVED

Motion: B. Lyons
Second: B. Carroll
unanimous

Carter County Planning Commission
Meeting Minutes
June 28, 2016

Members Present

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

Members Absent

Jamie Hughes
Randall Jenkins

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 Robert Carroll seconded the motion. Motion passed unanimously. April Meeting Minutes: Ray Lyons made the motion to approve the minutes and Sonja Culler seconded the motion. Motion passed.

1. **Approval of Stevenson's Campground.** Mr. and Mrs. Stevenson appeared today to request approval of their campground located off Bob Ray Road. 17 slots with hopes to build three cabins later. This is the first request for a campground under the new guidelines. Staff recommended approval. Mayor Humphrey questioned the floodplain. Mr. Schuettler stated the majority of the property lies outside the floodplain. Mr. Ray Lyons questioned the location of the septic system being situated in the floodplain area of property. Mr. Schuettler stated this is allowed by State standards. Sonja Culler made the motion to approve and Ken Arney seconded. (NOTE: Mr. Steve Pierce abstained from voting as the owner of Iron Mountain Survey which surveyed the property)
2. **Jack Hampton's Report.** Mr. Markland presented the May/June 2016 report. (Attached). Several stormwater permits have been issued for logging. Mr. Schuettler stated logging is our largest stormwater concern. Questions regarding procedure followed with regard to stormwater issues were asked. Mr. Schuettler stated any time the area receives substantial rain he or a member of his staff go to check areas for problems and also check on logging operations as they progress.

Mr. Lyons made mention of logging off McKeehan Ridge Road and Shaffer Hollow.

3. **Codes Enforcement Report.** Mr. Mel McKay presented the Codes Enforcement Report by power point presentation. Several areas now in compliance and one that is not in compliance were shown. Mr. McKay requested motion to deny further permits or extension of existing permit of property in violation on Laurels Road. Ken Arney made the motion as requested and Ralph Watson seconded. Motion passed unanimously. Mr. McKay concluded his report by asking if the members of the commission had any questions for him. Mr. John Lewis (Commissioner in attendance at today's meeting) asked about the time line for clean up and why we can't do more. Mr. Schuettler stated the Property Maintenance Code, if passed, would allow for more authority.
4. **Director's Comments. A.) Audit Report.** Mr. Lyons stated as a member of the Financial Management Committee and also a member of the Planning Commission he felt obligated to ask/insure that no favoritism is shown by planning staff if someone comes into the office and inquires about reputable surveyors. Mr. Steve Pierce took offense to this question and following a heated exchange Mr. Schuettler advised the members that various business cards are kept in the office and should someone ask they are directed to the area where cards are available for the taking. Mayor Humphrey suggested a list be typed up to be handed out instead of cards. Mr. Schuettler directed Mrs. Cannon, Adm. Assistant to do so. **(B.) Ridgeline Protection.** Mr. Schuettler passed out information on ridgeline protection and requested that the board members read it before next month's meeting to familiarize themselves with it. **(C) N.D.P.S.** Director stated that Mr. Patton (TDEC) made the yearly SWII compliance inspection, State report will follow. **(D) F.T.D.D. Contract.** Mr. Schuettler asked that State Planner, Ronda Sawyer address her offices request for an increase in the contract fees. She stated the contract fees have increase by 15% this year. Following a time of discussion and questions Mr. Schuettler stated staff recommends approval. Sonja Culler made the motion to approve and Jerry Smith seconded the motion. Roll Call Vote was taken with all members present voting in favor. Following the vote Miss Sawyer asked if there were any areas of need from an educational standpoint she might address at a later date for credit requirements.
5. **Public Comments. Mrs. Barbara Moffitt.** Mrs. Barbara Moffitt, owner of Moffitt's Mobile Home Park, located off Marlow Lane appeared before the board and read a prepared statement requesting expansion of her park which was previously denied in February. Mrs. Moffitt stated others had been approved and wanted to know why she was treated unfairly by being denied her request. Mr. Schuettler advised those present that Mrs. Moffitt purchased the park with three mobile homes already on the property and a home that was defined as a double wide (two single wide homes were placed side by side and new siding and roof put on). Current mobile home park resolution states three mobile homes is the maximum number that can be on one lot. Also the well (Mrs. Moffitt stated she has onsite) will only permit utilization by seven homes. Mayor Humphrey asked what we could do to help her. Mr. Schuettler stated another problem is with the

road currently utilized by renters and local residents. Mrs. Moffitt stated she has a letter from Superintendent Jack Perkins (deceased) granting use. Mayor Humphrey asked that Mr. Schuettler, accompanied by Commissioner John Lewis, walk Mrs. Moffitt through the necessary steps to allow for expansion. Mr. Schuettler stated he would do so.

6. **Adjournment.** Mayor Humphrey made the motion to adjourn and Mary Ann Patton seconded the motion. Meeting adjourned.