

APPROVED Motion N. Arney
Second S. Culler
Unanimous

Carter County Planning Commission

Meeting Minutes
November 22, 2016

Members Present

Jerry Pearman, Chairman
Ray Lyons
Randal Jenkins
Robert Carroll
Ken Arney
Jerry Smith
Steve Pierce
Leon Humphrey, Mayor
Sonja Culler

Members Absent

Jamie Hughes
Mary Ann Patton
Ralph Watson

Planning Staff Present

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

Local Planning Staff Present

Ronda Sawyer

Chairman Pearman called the meeting to order and welcomed everyone in attendance. Chairman Pearman requested roll call. Quorum met. Ken Arney made the motion to approve the agenda and Sonja Culler seconded. Motion passed unanimously. Sonja Culler made the motion to approve the October 2016 meeting minutes and Steve Pierce seconded. Motion passed unanimously. Steve Pierce noted one item on today's agenda was a survey his business, Iron Mountain Survey, had performed and for that reason he would be abstaining from the vote when it was taken.

1. **Jack Hampton's Report.** Mr. Markland presented the report. (Attached). Mr. Schuettler clarified the archives fees. Mr. Carroll asked about the certificate of occupancy fee and Mr. Schuettler clarified that fee as well.
2. **Codes Enforcement Report.** Mr. Mel McKay presented the Codes Enforcement Report by power point presentation. Several areas were shown that are still in violation and a request for motion to send to the attorney for legal action was requested. 251 & 265 Coal Chute Road (two dwellings on one parcel), owner unknown. Ken Arney made the motion to send to attorney. Jerry Smith seconded. Motion passed unanimously. 336 Fiddler' Branch Road, Steve Pierce made motion to send to attorney and Ken Arney seconded the motion which passed unanimously. 231 Bishop Hollow Road, Ken Arney made the motion to send to county attorney and Steve Pierce seconded the motion. 19E, Holston Mountain Rd., Randal Jenkins made the motion and Ray Lyons seconded the motion to send to the attorney. Commissioner Charles D. Von Cannon stated a property in his district has a carport and 5 outbuildings. Mr. McKay stated he

was aware of the problem and currently there are no regulations as to how many storage buildings a person may own and have per parcel. Chairman Pearman asked the status of tire dump on Gap Creek Road. Mr. McKay stated the state is handling this and the person in charge had passed away recently.

3. **Subdivision of Violet Parker Property.** Bowers Lane, 64.723 acres, 7 lots surveyed by Iron Mountain Survey. Mr. Schuettler stated Tyler LaRue, surveyor was there to represent Ms. Parker. Staff recommended approval. Mr. Steve Pierce abstained from the vote. Ken Arney made the motion to approve and Randal Jenkins seconded. All those voting voted in favor. Motion passed.
4. **Rezoning Request, Hwy. 400.** Owners requested rezoning of property from B-2 to A-1. to allow for a agricultural loan (lower interest rate and longer finance period). Staff recommended approval. Randal Jenkins made the motion to approve. Ken Arney seconded the motion. Motion passed unanimously. Mr. Schuettler stated this matter will come before the County Commission during the January 17, 2017 meeting for final approval.
5. **Resolution 527.** (Previously tabled during August 2010 Carter County Board of Commissioners' Meeting). Mr. Schuettler handed out a copy of Res. 527 and requested members look over and study it for decision during the January 2017 meeting of the Planning Commission. Motion by Sonja Culler, second by Ray Lyons. Motion passed by unanimous vote.
6. **2016 MS4 Report.** Mr. Schuettler explained the report (attached) which was prepared by Brushy Fork. Carter County currently has 3 impaired streams. Chairman Pearman asked Mayor Humphrey to briefly give a report on W.R.R.W.A. Mayor Humphrey reported that everything is fine. Sonja Culler made the motion to accept the report and Steve Pierce seconded. Motion passed by unanimous vote.
7. **Director's Comments.** Mr. Schuettler stated the Board of Zoning Appeals (BOZA) met on Nov. 17. He noted items discussed on the agenda and Chairman Johnson is hoping to have quarterly meetings as improvement in county building and development is seen.
8. **Public Comments.** Two persons, Mrs. Juanita Miller and Mr. Eddie Brummitt had requested to speak but the issues that concerned them have been resolved and they did not see the need to appear and requested to be taken off public comments.
9. **Adjournment.** Ken Arney made the motion to adjourn and Sonja Culler seconded. Meeting adjourned.