

Motion with correction from the use corrected to
"acre" S. Culler 2nd K. Arney. Unanimous

Carter County Planning Commission
Meeting Minutes
February 23, 2016

APPROVED

Members Present

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

Members Absent

Jamie Hughes
Jerry Smith

Planning Staff Present

Chris Schuettler, Director
Justyn Markland, Assistant Director
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. Sonja Culler made the motion to adopt the agenda and Ralph Watson seconded the motion. Motion passed unanimously. Ken Arney made the motion to approve Dec. 2015 meeting minutes and Sonja Culler seconded the motion. Motion passed unanimously.

1. Amended Campground Resolution. Mayor Humphrey made the motion to leave current campground resolution as is. Motion seconded by Mary Ann Patton. Following discussion, Chairman Pearman requested Ms. Sawyer explain differences between Carter County's campground resolution and other neighboring counties. She stated that Carter County is much more restrictive such as size of campsite requirement - 1,500 sq. ft per site opposed to much smaller in other counties. Mr. Steve Stevenson, landowner and Roan Mountain resident, requested to speak and stated he had studied neighboring resolutions and "Currently Carter County is twice as restrictive as any he's seen. Mr. Carroll stated he could not vote to approve a resolution that would allow a campground to be within 100 ft. of a residence. (One of the proposed changes). Mr. Lyons requested Mr. Schuettler go over the proposed changes. Mayor Humphrey stated he felt changes would negatively affect home owners. Mr. Schuettler explained that zoning would be for areas zoned A-1, A-1a, A1b, B-2, and B-3 and not areas zoned R-1. Chairman Pearman asked Ms. Sawyer about any negative impact on other counties. She stated there had been no negative impact. Following additional discussion the motion on the floor made by Mayor Humphrey to leave

current resolution as is was voted on by roll call vote: Voting No: Pearman, Watson, Pierce, Arney, Culler, Jenkins. Yes: Humphrey, Patton, Carroll, Lyons. Motion failed by a vote of six to four. Mr. Lyons asked if a compromise could be made. Mr. Jenkins made the motion to amend current proposed change from 100 ft. from a residence to 200 ft. from adjoining residences. Mr. Lyons seconded the motion. Everyone with the exception of Mr. Carroll and Mayor Humphrey voted to change to 200 ft. from residence. Motion passed by majority vote. Mr. Ken Arney made the motion to adopt proposed resolution with amendment made by Mr. Jenkins. Ms. Culler seconded the motion. Mayor Humphrey and Mr. Carroll voted against with remaining members in attendance voting in favor of revisions. Motion passed by majority vote. Matter will be advertised for Public Hearing during the monthly meeting of the Carter County Commission during the April meeting.

2. **O. F. White Farm, No. 2 Section II, Subdivision.** 4 lots totaling 103.22 acres, Russ Swanay Real Estate, Dennis Pierce, Surveyor. Mr. Pierce was in attendance in case of questions. Staff recommended approval. Ralph Watson made motion to approve. Steve Pierce seconded. Motion passed unanimously. **No. 3 Section I.** 9 lots totaling 7.553 acres. Staff recommended approval. Ray Lyons made motion to approve. Sonja Culler seconded the motion which passed unanimously. **No. 3 Section II.** 3 lots totaling 50.03 acres. Mr. Carroll questioned the note on survey regarding a portion of the property that had previously been used as a dumpsite. Mr. Schuettler stated in the early 1900s one ~~are~~ had been used for dumping and the realtor and heirs had put that in the survey for potential buyers. Mr. Arney also asked about a right-of-way that was shown and how many lots would utilize it. Ken Arney made motion to approve. Ralph Watson seconded. Motion passed unanimously.
3. **2016/2017 Budget Request.** Mr. Schuettler explained the requested budget amendment and stated he had followed suit and requested a 4% salary increase for staff, and Full Time position for Codes Enforcement Officer. Ken Arney made motion to approve. Ralph Watson seconded. Roll Call vote: Yes: Pearman, Watson, Pierce, Arney, Patton, Culler, Jenkins, and Lyons. No: Carroll, Humphrey. Motion passed by majority vote.
4. **Jack Hampton's Report.** Mr. Markland presented the December 2015 and January 2016 report. (Attached). He advised the new archives fee was noted on the report.
5. **Codes Enforcement Report.** Mr. Schuettler advised due to illness Mr. McKay was not in attendance and presented the report in his absence. He stated that the planning staff was planning to utilize a drone to see an area that is being used for dumping of tires. Mayor Humphrey requested a better X-cell spread sheet be prepared for ease of reading. Mrs. Cannon stated she would take care of the problem. Mr. Schuettler had a current file in his possession and used it to show the process we use to bring a complaint into compliance.
6. **Director's Comments.** Mr. Schuettler stated that all comments had been made during the presentation of Codes Enforcement Report.
7. **Public Comments.** 1.) Mr. Bob Hughes, former Chairman of the Carter County Planning Commission addressed the commission regarding changes he had seen

Correction
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during his time as a member of the planning commission and some that are planned. He stated that tourism is all that is left in Carter County due to the loss of industry and the infrastructure needed to encourage new industry to move here. 2.) Mayor Humphrey stated that Mr. Bobby Harding appeared earlier in his office with pictures and a complaint regarding a problem with run-off on his property at 361 Hwy. 91. Mr. Schuettler stated this is an ongoing problem that planning staff has addressed in the past. "With the amount of rain this area has recently received several areas are saturated. Mr. Harding's house sits at the bottom of a hill and the drainage ditch located on top of the hill is often unable to handle the amount of rain resulting in water running downhill and causing issues with flooding." Mr. Harding had also called the planning office and left a message. Staff has his location on the list of properties to look at Wednesday.

8. **Adjournment.** Ralph Watson made the motion to adjourn and Mayor Humphrey seconded the motion. Meeting adjourned.

Carter County Planning Commission Meeting

February 23, 2016

Agenda

1. Roll Call/Welcome of Visitors.
2. Adoption of the Agenda.
3. Approval of December 2015 Minutes.
4. Approval of the amended Campground Resolution.
5. Subdivision of the O. F. White Property No. 2 section II, 4 lots totaling 103.22 acres. Represented by Russ Swanay Real Estate. Surveyed by Dennis Pierce.
6. Subdivision of the O. F. White Property No. 3 section I, 9 lots totaling 7.553 acres. Represented by Russ Swanay Real Estate. Surveyed by Dennis Pierce.
7. Subdivision of the O. F. White Property No. 3 section II, 3 lots totaling 50.03 acres. Represented by Russ Swanay Real Estate. Surveyed by Dennis Pierce.
8. Approval of the 2016/2017 Budget Request
9. Jack Hampton's Permit Report.
10. Codes Enforcement Officer's Report.
11. Director's Report.
12. Public Queries.
13. Adjournment.