

Approved / K. Kyte
J. Pearman ✓

APPROVED

Carter County Planning Commission
Called Meeting Minutes
May 14, 2014

Members Present

Steve Pierce, Chairman
Ralph Watson, Vice-Chairman
Jerry Smith
Thomas "Yogi" Bowers
Jamie Hughes
Russ Kyte
Steve Chambers
Richard Winters
Jerry Pearman
Bob Townsend
Bill Armstrong

Members Absent

Mary Ann Patton

Planning Staff Present

Chris Schuettler, Director
Jimmy Church, Assistant Director
Diane Cannon, Secretary

Local Planning Staff Present

Ronda Sawyer

The Chairman called the meeting to order and welcomed everyone in attendance. Roll call - quorum met. Mr. Schuettler advised those in attendance that during a called meeting only items on the agenda would be addressed and anyone wishing to speak regarding either issue would get the opportunity to do so during the public hearing. Chairman Pierce requested a motion to close the meeting and open public hearing for the first item on today's agenda, the proposed cell tower located at 2237 Miami Drive. No one was in attendance to speak against the tower. Representative for Verizon, answered questions from board members. Jerry Pearman made motion to reopen called meeting, Ralph Watson seconded. Mr. Schuettler stated staff recommended approval. Jerry Pearman made the motion to approve and Ralph Watson seconded the motion. Motion passed unanimously.

Second item on the agenda was the Rezoning Request of Mr. Richard Hale to have his property located at 1392 Broad Street Extension rezoned from R-1 to R-2. Mr. Hale planned to build five apartments with one bedroom and one bathroom each. Several neighbors were in attendance to voice objections to the proposal. Steve Chambers made the motion to open public hearing and Jerry Pearman seconded. Motion passed. Mr. Hale spoke first and stated several commercial and multi-family dwellings were already in the area. He stated further that the design plan submitted was in line with Lynn Valley community and will target middle and higher income renters. The question of septic system was brought up and Mr. Hale stated that one septic system was all that is needed. Mr. Pearman asked if 2 septic systems would not work better. Mr. Steve Chambers asked

about drainage problems that have existed on the lot and area for some time now. Mr. Hale stated he had gone to the site during yesterday's (Tuesday, May 13) rain and no problem was found. Chairman Pierce stated he and Mr. Schuettler had driven out there and you could see a change in plant life. Mr. Hale stated there is a natural drainage area. During times of heavy rain the water flows across his property from the mountain and exits near his property on Mesimer Lane. Chairman Pierce asked if anyone wished to speak against this matter. Mrs. Diana Stanoff spoke on behalf of neighbors opposed to this rezoning. She stated neighbors were concerned that one property being rezoned would lead to other property owners requesting a change in zoning also. She also expressed concerns regarding the water problems. Mrs. Stanoff closed her comments by stating she spoke on behalf of several property owners and requested the planning members vote "NO". Several questions were raised by members of the board regarding the water issue. Mr. Chambers noted his daughter lives nearby and that he would have a hard time voting in favor of this request because of the water he has personally seen on the parcel of land. Another neighbor, Mr. Wayne Murray expressed concerns that the apartments' rooflines and large parking area (paved) would create problems with water also. Following additional comments by both Mr. Hale and opposing neighbors request to close public hearing and open planning commission meeting was made. Ralph Watson made motion and Thomas Bowers seconded the motion. Jerry Pearman made a motion to table matter until site could be observed after heavy rains which were forecast for the following few days. Mr. Schuettler stated the City Of Elizabethton's Planning Board had sent this back to us as spot zoning and recommended the matter be handled today in order to send to next City meeting with Carter County's recommendation. Mr. Thomas Bowers made motion to deny request for rezoning and requested a roll call vote and Mr. Steve Chambers seconded. Mr. Schuettler called roll and all members in attendance voted to deny motion. (Note one member, Mary Ann Patton absent). Motion to adjourn made by Steve Chambers. Jerry Pearman seconded. Motion passed. Meeting adjourned.

Phone: 423-928-0224
Fax: 423-928-5209
Web Site: www.ftdd.org



First Tennessee DEVELOPMENT DISTRICT

CARTER
Elizabethton
Watauga

April 14, 2014

GREENE
Baileyton
Greeneville
Mosheim
Tusculum

Mayor Leon Humphrey
Carter County Courthouse
801 Elk Avenue
Suite 201
Elizabethton, TN 37643

HANCOCK
Sneedville

Dear Mayor Humphrey,

HAWKINS
Bulls Gap
Church Hill
Mount Carmel
Rogersville
Surgoinville

Enclosed is Carter County's 2014-2015 Contract for planning advisory services provided by the First Tennessee Development District (FTDD). As you may know, the State of Tennessee will no longer be providing supplemental funding to the Development District for local planning advisory services as in past years. However, we are pleased to inform you that there will be no fee increase for 2014-2015 for planning services provided by the Development District.

JOHNSON
Mountain City

Please sign and return the enclosed Contract to the First Tennessee Development District before July 1, 2014 to avoid a delay in planning assistance to your community. A fully executed copy of the Contract will be mailed to you once signed by the FTDD Executive Director. If you have any questions, please feel free to call my anytime at 423-722-5091.

SULLIVAN
Bluff City
Bristol
Kingsport

Sincerely,

UNICOI
Erwin
Unicoi

Christopher L. Craig
Assistant Executive Director

WASHINGTON
Johnson City
Jonesborough



3211 North Roan Street
Johnson City, Tennessee 37601



Contract Between
FIRST TENNESSEE DEVELOPMENT DISTRICT
AND
CARTER COUNTY, TENNESSEE
FOR
LOCAL PLANNING ADVISORY SERVICES

This **CONTRACT**, entered into as of July 1, 2014 by the First Tennessee Development District (FTDD), an agency composed of member governments in Northeast Tennessee, and Carter County, Tennessee.

I. FINDINGS & DECLARATIONS

- A. Tennessee Code Annotated, §13-14-101 and the following sections establish a delineation of regions deemed viable to the economic development of the state, and allow creation of development districts for these regions, encompassing one (1) or more counties or parts of counties, so they are conducive to efficient planning and orderly economic development of the state.
- B. FTDD is empowered, among other duties, "to receive and expend funds from any sources for staffing, for research, planning, coordination, economic development, demonstration projects and other activities deemed necessary to promote the efficient, harmonious and economic development of the region."
- C. Carter County, referred to as the chief legislative body, requests the FTDD to provide planning advisory services, and agrees to appropriate the necessary funds for these services.

- B. Payment for services provided by FTDD to Carter County is based on the agreed-upon activities requested in Section II.A. of this Contract. For the purpose of providing funds necessary to carry out the provisions of this contract, **IT IS AGREED** that the chief legislative body will pay to the FTDD the sum of **\$12,250** annually, plus any funds made available by the State of Tennessee specifically for the purpose of planning, payable in total upon the effective date of this contract, or in bi-annual installments of **\$6,125** due and payable on the first day of the first and third quarters of each fiscal year. The contracting community hereby authorizes the FTDD to apply on the community's behalf for any eligible funds from State sources to supplement the planning contract amount.
- C. Either party may terminate this contract by giving written notice to the other party specifying the date of termination, at least ninety (90) days before the termination date. Upon termination of the contract, the obligation of the FTDD to conduct and carry on the program agreed to under this Contract shall cease, the financial obligation of the chief legislative body as described in this Contract above likewise ceases. If prepayment has been made by the chief legislative body, the FTDD will determine, by prorating, the amount to be refunded.
- D. This contract is for a period of twelve months. Local governments are under no obligation to continue FTDD planning services beyond the dates specified in this contract.
- E. In all matters relating to the performance of this contract, the FTDD Executive Director acts for the FTDD, and the Mayor acts for Carter County, Tennessee.

The parties execute this contract through their duly authorized representatives.

For the First Tennessee Development District

By: _____
Susan Reid, Executive Director

For Carter County, Tennessee

By: _____
Leon Humphrey, Mayor