

Carter County Planning Commission
Meeting Minutes
May 31, 2011

Members Present

Ralph Watson, Chairman
Leon Humphrey, Mayor
Russ Kyte
Bill Armstrong
Steve Chambers
Mary Ann Patton
Jerry Smith
Richard Winters
Bob L. Townsend

Members Absent

Jack Campbell
Dickie Renfro

STAFF MEMBERS PRESENT

Chris Schuettler, Director
Jim Church, Assistant Director
Justyn Markland, Codes Enforcement
Jack Hampton, Permits

LOCAL PLANNING STAFF PRESENT

Charles Anderson

The Chairman called the meeting to order. Roll called and visitors welcomed. Motion to accept April meeting minutes made by Steve Chambers, seconded by Bob Townsend. Motion passed unanimously.

Mayor Humphrey questioned why the position recently vacated by Mrs. Huber has not been filled. Mr. Schuettler stated that Mrs. Huber sent her resignation digitally by email while in Florida and had said in the email that she would send a proper written letter of resignation upon her return. Mayor Humphrey made the motion to elect a vice-chairman since the position was recently vacated by Steve Pierce whose term expired. Mary Ann Patton seconded the motion. Chairman Watson called a role call vote which went as follows: Two in favor (Mayor Humphrey, Mary Ann Patton), Five against (Watson, Kyte, Winters, Chambers, & Townsend) and two members passed (Armstrong, Smith). Motion failed. Mr. Schuettler said the positions would be on the June agenda of the county commission for appointment. To date three applications have been received. Attorney Bowers suggested a vice-chairman election at the June Planning Commission meeting be held.

Mr. Tom Anderson, Carter County Tomorrow Director, addressed the commission regarding the Carter County Growth Plan, Land Use and Transportation.

1. **Jack Hampton's Report.** Mr. Hampton reported that during the month of May he sold 5 permits for site built homes for a total estimated value of \$2,159,000.00. Total fees collected for the month by the county was \$625.00. State fees totaled \$3,350.00. The total for the year so far in county fees is \$2,725.00.
2. **Codes Enforcement Officer's Report:** Mr. Justyn Markland presented the monthly report and the slide show of properties in non-compliance in the county as well as some of the properties that are now in compliance with the Carter County Litter Ordinance. One property was referred to Atty. Bowers – Mr. Youngulez at 192 Dalewood Road, Johnson City. Mayor Humphrey made a motion to revise the existing Carter County Codes Enforcement Ordinance and set up workshops addressing such. Mary Ann Patton seconded the motion which passed
3. **Animal Control Officer's Report:** Mr. Schuettler, presented the monthly report. A total of 73 animals were investigated, surrendered, and one case of animal cruelty is scheduled for court on July 8, 2011 and another is scheduled for July 15; 2011.
4. **Director's Comments:** **A.)** Mr. Schuettler also addressed the growth plan and explained that it was a guide to be used to assist the Planning Commission in future decisions and that we are including the City of Watauga so as to meet the Three Star Program for Carter County. (See attachment) **B.)** First District Vacancy on the planning commission has three applications, according to Humphrey. The position currently vacant will be filled at the June meeting of the Carter County Board of Commissioners. **C.)** State office will close near the end of June 2011. **D.)** Next month the subdivision regulation amendments will be addressed. **E.)** Letter from Mrs. Montgomery, owner of the property with the footbridge on Siam Road, was read. In it Mrs. Montgomery states (See attached Document) she will attempt to work with the county to remedy the problem. Mr. Humphrey made the motion to send letter to Mrs. Montgomery requesting she have the "bridge" moved back four (4) feet. Mr. Kyte seconded the motion.
5. **Public Comments:** **A.)** Jeffrey Hughis. Mr. Hughis referred to the letter from Mrs. Montgomery. Mr. Hughis feels the footbridge is a "structure" and therefore should meet the setback requirement of 30 feet. "Mrs. Montgomery referred to it as a structure in her letter" he stated. Mr. Hughis asked why the commission couldn't pick a vice-chairman. **B.)** Billie Ann Dabbondanza addressed the commission regarding the Lincoln Heights Subdivision situation. Mrs. Dabbondanza requested letter from Mr. Schuettler. Schuettler stated that he and the Road Superintendent were attempting to meet each property owner at site before the Highway Department would begin any ditching in this area. **C.)** Arlington Drive, Attorney Bowers is currently researching court records regarding whether or not a singlewide can remain on a lot located on Arlington Drive. Jimmy Church stated records show no water or electric on site for several months. Green Tree Loan Holdings are sending information on when the old Mobile home was removed from the property. **D.)** Mrs. Brumitt requested copies of rules and regulations and was told she could get copies from the planning office secretary as soon as the meeting is over. **E.)** Roy Livingston addressed the commission regarding the statement the Mr. Schuettler and the Planning Commission was involved in a lawsuit. Atty. Bowers stated that Mr. Schuettler and his staff are NOT defendants in any lawsuit.

6. **Adjournment:** Mr. Kyte made the motion to adjourn and Mr. Townsend seconded the motion. Motion passed. Meeting adjourned.