

**PLANNING COMMISSION
MINUTES
MEETING OF JULY 9, 2024
LINCOLN COUNTY COURTHOUSE – BASEMENT CONFERENCE ROOM**

<u>PC Attendees</u>	<u>PC Absent</u>	<u>Attendees</u>
Daniel Eldridge, Chairman	Mackenzie Carter	John Phillips
Cole Blocker		Monte Turner
Jimmy Summers		Tim Gill
David Sanders, Co-Chairman		Randy Cowley
Chad Mullins		Gary Byers
Danny Shelton, Secretary		Knox Smith
John Thorpe		Doug Cunningham
Mike Bevels		Darryl Rector
Traci Perkins, LC Planner		Thomas Hastings
Michele Rutledge, Admin. Asst.		Steve Spray
		Angie Mullins
		Will Hamilton
		JoJo Clark
		Grayson Walter
		Rocky Cowley
		Doug Campbell
		Jennie Roles Walter
		Kate Guin
		Bonnie Caldwell

Chairman Eldridge called the meeting to order at 6:00 pm.

ROLL CALL

Michele Rutledge conducted a roll call; 8 present, 1 absent.

MINUTES OF PREVIOUS MEETING

Co-Chair Sanders moved to approve the updated PC meeting minutes of May 2, 2024 as submitted. Second offered by Mike Bevels. **Call for vote, unanimously approved.** Mike Bevels motioned to approve the June 6, 2024 minutes. Co-Chair Sanders seconded. **Call for vote, unanimously approved.**

PUBLIC COMMENT TIME

The following individuals signed up to speak regarding agenda items, with a 3 minute time limit per speaker- Gary Byers, Thomas Hastings, Randy Cowley, John Phillips and Monte Turner. Mr. Cowley, Mr. Phillips and Mr. Turner chose to defer their turn to speak until Old and New Business was announced. Chairman Eldridge closed the Public Comment Time at 6:09 PM.

OLD BUSINESS

1. Private Rd-Big Blair Hollow SD PH 2-Blair Hollow Rd-

Chairman Eldridge reintroduced this agenda item, which failed in the May '24 PC meeting and was deferred in the June '24 PC meeting. Knox Smith provided plats for

the PC. JoJo Clark, Thomas Hastings, John Phillips and Darryl Rector spoke to the Planning Commission. Co-Chair Sanders made a motion to approve the Private Rd. Danny Shelton seconded. Chad Mullins made a motion to amend the original motion requiring the water line to be upgraded to meet Major Subdivision requirements and disclose future development of the remaining property. Cole Blocker seconded. **Call for vote on the amendment, 6 yes 2 no votes cast by Co-Chair Sanders and Danny Shelton, motion passes. Call for vote on the amended motion, unanimously approved.**

2. Private Rd-Mary Scoggins SD-Flintville School Rd-Final Approval

Planner Perkins read the staff report and John Phillips provided plats. Chad Mullins made a motion to approve and Danny Shelton seconded. **Call for vote, unanimously approved.**

NEW BUSINESS

1. File #2024-R6-Request to Rezone A-1 to C-1- Montgomery Turner-PID 127 046.00- Planner Perkins introduced this item and explained, as reflected on the staff report, the Planning Department did not recommend rezoning to Commercial due to the property not fronting a major thoroughfare and if rezoned to C-1, this would be considered Spot Zoning, which is illegal. Planner Perkins also provided a map which denoted major thoroughfares and county roads. Planner Perkins also stated in the past, Lincoln County Road Superintendent Tim Gill has addressed the County Commission stating county roads are not suitable for commercial traffic and heavy trucks due to damaging his roads. Road Superintendent Gill agreed and stated he was unsure of which roads are considered major thoroughfares. He also stated Prospect Rd and Old Lincoln Rd are probably two of the busiest roads in the county. Monte Turner represented the property owner and spoke briefly. He stated he may have missed the provision in the Zoning Regs. regarding fronting a major thoroughfare, but based on the current use of the property being commercial, he was confident on a successful rezoning. Property owner, Randy Cowley spoke in favor of rezoning to C-1. John Thorpe made a motion to send to the County Commission, with Planning Commission recommendation, to call for a public hearing. Co-Chair Sanders seconded. **Call for vote, unanimously approved.**

REPORTS OF OFFICERS and COMMITTEE

1. Comprehensive Plan Update - Chairman Eldridge provided an update and stated a Steering Committee Meeting is scheduled for July 24 at 1:00 pm at FPU. Everyone is invited.
2. New meeting day for Planning Commission - Chad Mullins made a motion to move the PC meetings to the first Monday of each month beginning August 5, 2024. Cole Blocker seconded. Planning Commission By-Laws will be updated to reflect this change. **Call for vote, unanimously approved.**
3. Minor Plat Subdivision Regulation discussion - Chairman Eldridge stated the meeting on June 29 was very productive, but he felt several items need more clarification-Heirship, Definition of Minor SD, Private Roads to be built to County Road standards and second time of a subdivision of a particular property, it constitutes a Major Subdivision. EMA Director Doug Campbell spoke, as well as Commissioners Guin and Roles-Walter. Chairman Eldridge requested Planning & Zoning Director Charles Hunter

contact the new consultant, Sharon Armstrong, regarding clarification and recommended language of these issues.

PUBLIC BUSINESS

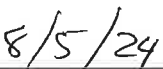
The following public individual spoke-Gary Byers.

ADJOURN

With no further business, Jimmy Sumners moved to adjourn, second offered by John Thorpe. **Call for vote, unanimously approved.** Meeting adjourned at 7:36 PM.



Daniel Eldridge, Chairman



Date



Danny Shelton, Secretary

Minutes unofficial until voted on and signed