

**PLANNING COMMISSION  
MINUTES  
MEETING OF JUNE 6, 2024  
LINCOLN COUNTY COURTHOUSE – BASEMENT CONFERENCE ROOM**

PC Attendees

Daniel Eldridge, Chairman  
Cole Blocker  
Jimmy Sumners  
David Sanders, Co-Chairman  
Chad Mullins  
Danny Shelton, Secretary  
John Thorpe  
Mike Bevels  
Traci Perkins, LC Planner  
Michele Rutledge, Admin. Asst.

PC Absent

Mackenzie Carter

Attendees

Tim Gill  
Bonnie Caldwell  
Kate Guin  
Gary Byers  
Benton Barnes  
Matthew Stewart  
Knox Smith  
Susannah Rote  
Luke Phillips  
Steve Guntherberg  
Anthony Taylor  
Doug Cunningham  
Darryl Rector  
Thomas Hastings

Co-Chair Eldridge called the meeting to order at 6:00 pm.

**ROLL CALL**

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

Co-Chair Eldridge requested a motion to amend the agenda to elect Chairman and Secretary due to the recent resignation of Benton Barnes and Charles Hunter.

Cole Blocker made the motion to amend the agenda, Mike Bevels seconded. **Call for vote, unanimously approved.**

Co-Chair Eldridge opened the floor for Chairman nominations. John Thorpe nominated Daniel Eldridge for Chairman. Danny Shelton seconded. John Thorpe made a motion for nominations to cease. Cole Blocker seconded. **Call for vote, unanimously approved.**

Chairman Eldridge opened the floor for Co-Chair nominations. Danny Shelton nominated David Sanders for Co-Chair and Cole Blocker seconded. Chairman Eldridge asked for any other nominations. There were none. Danny Shelton amended to say David Sanders was elected by acclamation. **Call for vote, unanimously approved.**

Chairman Eldridge opened the floor for nominations for Secretary. John Thorpe nominated Danny Shelton. Cole Blocker seconded. Chairman Eldridge asked if there were any other nominations. There were none. **Call for vote, unanimously approved.**

**MINUTES OF PREVIOUS MEETING**

John Thorpe moved to approve the PC meeting minutes of May 2, 2024 as submitted. Second offered by Mike Bevels. Kate Guin and Bonnie Caldwell requested the May 2, 2024 minutes be amended to reflect names of everyone that spoke. John Thorpe amended his motion to approve the 5-2-24 PC minutes contingent upon adding the names of everyone that spoke. **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 and Thomas Hastings spoke regarding agenda item #1, Old Business and Bonnie Caldwell spoke regarding the May 2, 2024 PC minutes and inquiring about why the Planning Commission meets at the same time as the Water Board. Chairman Eldridge explained a public meeting is tentatively scheduled for June 29, 8am-12noon to discuss these issues as well as other issues and this meeting will be advertised. Chairman Eldridge closed the Public Comment Time at 6:15 PM.

## **OLD BUSINESS**

### Private Rd-Big Blair Hollow SD PH 2-Blair Hollow Rd-

Chairman Eldridge reintroduced this agenda item, which failed last month with the Planning Commission. Planner Perkins informed the Planning Commission that a hardcopy of the letter from Keith Bigham requesting the PC to revisit his Private Rd., which was previously presented at the May 2 PC meeting, was in their folder as well as emailed last month to the PC. Knox Smith provided plats for the PC to review. Kate Guin and Doug Cunningham spoke. After a lengthy discussion, Chad Mullins made a motion to defer until next month, to provide time to receive answers to the questions presented. Secretary Shelton seconded. Chairman Eldridge requested Chad Mullins provide a list of his questions and concerns to Planner Perkins and he agreed. **Call for vote, unanimously approved.**

## **NEW BUSINESS**

1. Van Massey Site Plan-3,200 SF Storage and Customer Service Facility-PID 067 045.00- Chairman Eldridge introduced agenda item #1, Planner Perkins read the staff report and Knox Smith provided plats for the Planning Commission to review. The applicant proposes the construction of a Storage and Customer Service Facility. Planner Perkins explained Utility Committee granted approval on June 5, 2024. Cole Blocker made a motion to approve. Mike Bevels seconded. **Call for vote, unanimously approved.**
2. File #2024-R4-Establish A-1 Zoning- Galt Six LLC-Matthew Stewart-PID 115D A 023.00- Chairman Eldridge introduced this item. Planner Perkins read the staff report. Benton Barnes represented Galt Six LLC. The applicant proposes adding on to the existing mobile home park. John Thorpe made a motion to send to the County Commission to call for a public hearing. Co-Chair Sanders seconded. **Call for vote, unanimously approved.**
3. File #2024-R5-Rezone A-1 to C-1-Turner Realty-Montgomery Turner-PID 115 061.00- Chairman Eldridge moved on to the next agenda item and Planner Perkins read the staff report and introduced Susannah Roat, representing Turner Realty. She provided plats for the PC. The applicant is proposing construction of a 10, 640 SF retail business. Co-Chair Sanders made a motion to send to the County Commission to call for a public hearing. John Thorpe seconded. **Call for vote, unanimously approved.**
4. Private Rd-Revised Plat of Mary Scoggins SD-Flintville School Rd- Planner Perkins read the staff report and Luke Phillips presented plats. Planner Perkins noted the Utility Committee did grant approval on June 5, 2024. Cole Blocker made a motion to approve. Secretary Shelton seconded. **Call for vote, unanimously approved.**

**REPORTS OF OFFICERS and COMMITTEE**

1. Chairman Eldridge asked the Planning Commission about a new day and time for the PC to meet next month due to requesting Joey Clark, LCBPU Superintendent, and County Attorney Simms to attend the next Planning Commission meeting, which meets at the same day and time as the Water Board. Thomas Hastings, Bonnie Caldwell, Charles Hunter, Kate Guin, Benton Barnes, Doug Cunningham and Gary Byers spoke. Co-Chair Sanders made a motion to move the July PC meeting to Tuesday July 9 at 6 pm. Cole Blocker seconded. **Call for vote, unanimously approved.**
2. Comprehensive Plan Update- Chairman Eldridge stated a Steering Committee Meeting is scheduled for June 12 at 1:00 pm at FPU. Everyone is invited.

**PUBLIC BUSINESS**

The following public individuals spoke-Gary Byers, Darryl Rector, Thomas Hastings, Charles Hunter, Tim Gill, Kate Guin, Doug Cunningham and Steve Guntherberg. Chairman Eldridge requested emails be sent to him or Planner Perkins reflecting specific issues for a point of discussion at the tentative June 29, 2024 meeting, to be advertised.

**ADJOURN**

With no further business, Co-Chair Sanders moved to adjourn, second offered by Cole Blocker. **Call for vote, unanimously approved.** Meeting adjourned at 7:23 PM.

  
Daniel Eldridge, Chairman

  
Date

  
Danny Shelton, Secretary

*Minutes unofficial until voted on and signed*