

**PLANNING COMMISSION
MINUTES
MEETING OF NOVEMBER 4, 2024
LINCOLN COUNTY COURTHOUSE – BASEMENT CONFERENCE ROOM**

PC Attendees

Daniel Eldridge, Chairman
David Sanders, Co-Chair
Chad Mullins
Cole Blocker
Jimmy Summers
Danny Shelton, Secretary
Mike Bevels
Grad Wright
John Thorpe
Tommy Eslick
Shelton Smith
Traci Perkins, LC Planner
Michele Rutledge, Admin. Asst.

PC Absent

Attendees

Mayor Bill Newman
Tim Gill
JoJo Clark
Will Hamilton
Benton Barnes
James Hummel
Don Shelton
Meredith Kowalski
David Kowalski
Jennie Roles-Walter
Greg Brady
Angelia Grissom
Thomas Hastings
Todd Brady
Emily Brady
Jerry Wall
Sherry Wall

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

ROLL CALL

Michele Rutledge conducted a roll call; 11 present

MINUTES OF PREVIOUS MEETING

Mike Bevels moved to approve the PC meeting minutes of October 7, 2024 as submitted. Second offered by Cole Blocker. **Call for vote, unanimously approved.**

PUBLIC COMMENT TIME

The following individual signed up to speak- Meredith Kowalski regarding New Business item C.

OLD BUSINESS

1. File# SR 2024-1 Subdivision Regulation Changes proposed-
The Planning Commission did not take action on this item.

NEW BUSINESS

1. Joy Gleghorn Nature Preserve Site Plan- Chairman Eldridge introduced this item and stated Planning Commission member Chad Mullins will abstain from discussion and voting due to being the contractor for this project. Planner Perkins read the staff report

and stated the Utility Committee granted approval on October 16. Benton Barnes, representing Croy Engineering, provided Site Plans for the PC to review. Cole Blocker made a motion to approve the site plan. Danny Shelton seconded. **Call for vote, 10 Ayes and 1 abstention, Chad Mullins. Motion passed.**

2. 2024-R9- 88 Lees Creek Rezoning - Chairman Eldridge introduced this item. Planner Perkins read the staff report. Grad Wright made a motion to approve. Co-Chair Sanders seconded. **Call for vote, unanimously approved.**
3. 2024-R10- Huntsville Hwy Rezoning- Chairman Eldridge introduced this item and Planner Perkins read the staff report. Chairman Eldridge explained these parcels are outside the Urban Growth Boundary (UGB) and rezoning these parcels to C-1 would contradict Lincoln County's current Growth Plan registered with the State of Tennessee. Based on these circumstances, the staff recommends **not** proceeding with rezoning at this time. Staff also recommends updating the LC Growth Plan. Property owner, Greg Brady spoke. Mike Bevels made a motion to disapprove rezoning based on our attorneys recommendation and Grad Wright seconded. **Call for vote, unanimously approved.**

REPORTS OF OFFICERS and COMMITTEE

1. Comprehensive Plan Update - Chairman Eldridge provided an update as well as dates and times of the remaining Comprehensive Plan Public Meeting Schedule to the Planning Commission. Chairman Eldridge invited and encouraged the Planning Commission and public to attend these remaining meetings.
2. Statement of Interest reminder-Planner Perkins reminded the PC of the importance and steps required to file the required Statement of Interest as well as providing a hardcopy explaining the Statement of Interest procedure.
3. Annual Training for PC and BZA- Planner Perkins announced the meeting date and time for the annual, required training for the PC and BZA. It is scheduled for January 25, 2025, 8am-12pm at South Central Human Resource Agency located at 1437 Winchester Hwy., Fayetteville, TN 37334
4. Accessory Dwelling Units (ADU)-Planner Perkins defined Accessory Dwelling Units and explained how they could benefit Lincoln County, based on the claims of a housing shortage by several County Commissioners. ADU's are independent residential units located on the same lot as a single-family home.

PUBLIC BUSINESS

The following public individuals spoke- Jennie Roles-Walter and Mayor Bill Newman.

ADJOURN

With no further business, Jimmy Sumners moved to adjourn, second offered by Cole Blocker. **Call for vote, unanimously approved.** Meeting adjourned at 6:36 PM.


Daniel Eldridge, Chairman

12/2/24
Date


Danny Shelton, Secretary

Minutes unofficial until voted on and signed