

PLANNING COMMISSION

MINUTES

**Meeting of December 6, 2018  
Lincoln County Conference Room**

Attendees

Bruce Tanner, Chairman  
Roy Butler, Co-Chair  
Grady Reavis, Secretary  
Mike Hyde  
Tony Brown  
Amanda Hazelbaker  
Daniel Smith  
Charles Hunter  
Sue Welch  
Nancy Harris, Director  
Michele Rutledge, Admin. Asst.

Absent

Tom Ward  
Jeff Parker

Other Attendees

Curtis Parcus  
Adam Carter  
David Ogle  
Jacob Huckabee  
Susan Lemley  
Mike Lemley

Chairman Tanner called the meeting to order at 6:00 PM.

**ROLL CALL**

Michele Rutledge conducted a roll call; 9 present, 2 absent.

**MINUTES OF PREVIOUS MEETING**

Tony Brown moved to approve the minutes of November 1, 2018 as submitted. Second offered by Mike Hyde. **Call for vote, unanimously approved.**

**OLD BUSINESS**

No old business.

**NEW BUSINESS**

Before conducting New Business, Chairman Tanner asked to change the meeting procedure. Members are requested to be recognized and visitors to stand by recorder when speaking. He also asked that members keep the table talk to bare minimum.

1. Broadway Group – 3237 Huntsville Hwy., Fayetteville – Landscape Buffer Variance Request.

Curtis Parcus with Broadway Group provided layouts for PC showing his proposal of a 6 ft high wooden privacy fence and 11 Green Giant Trees. He asked that the PC waive the smaller shrubs they are requiring in favor of the fence and Green Giant Trees. He stated Brad Jean with Jean's Lawn Care & Landscaping has been contacted and suggested this variety of trees.

Jean's Lawn Care will also be planting these trees for the Broadway Group. Mr. Parcus also stated 3 large Pine Trees currently on property will remain. Secretary Reavis made motion to approve. Charles Hunter seconded. **Call for vote, unanimously approved.**

2. Pleasant Hill Missionary Baptist Church – Vanntown Rd., Flintville – Construction Plan.

David Ogle, Pleasant Hill Church Trustee, and Adam Carter with St. John Engineering, provided construction plans. Tony Brown made a motion to approve the Construction Plan as submitted. Daniel Smith seconded. **Call for vote, unanimously approved.**

3. Sunnysvale Investments, LLC – Old Huntsville Rd., Fayetteville – Landscape Buffer Variance Request.

Susan Lemley, Applicant, provided site plans showing natural barriers bordering property lines. She stated one corner has a tree line, while another has a 10 ft. drop off. She explained that if they have to create a buffer, they will be losing money on this real estate transaction. Charles Hunter made a motion to approve. Motion was seconded by Amanda Hazelbaker. **Call for vote, unanimously approved.**

4. Successus, LLC - Prospect Rd – Rezoning from A-1 Rural Residential to A-2 Suburban Residential.

Jacob Huckabee, with Hyde Homes, answered questions pertaining to the proposed 15 lot subdivision. Tony Brown made motion to send request to County Commissioners on December 18, 2018. Co-Chair Butler seconded the motion. **Call for vote, unanimously approved.**

5. SR-3 Plat Fees

With the Public Hearing conducted prior to the regular PC meeting, Director Harris provided informational handouts to PC members regarding Plat Fees. Co-Chair Butler made motion to approve Plat Fees as written. Charles Hunter abstained from voting and removed himself from the conference room during the vote. Secretary Reavis seconded the motion. **Call for vote, unanimously approved with one abstention.**

Planning Commission and Director Harris discussed the start date for the newly approved Plat Fees. Director Harris felt that the Surveyors should have sufficient time to close out current projects before the Plat Fees go into effect. She suggested April 1, 2019.

Tony Brown made motion to amend the previous motion for SR-3, to set an effective date of April 1<sup>st</sup>, 2019. Daniel Smith seconded the motion. **Call for vote, unanimously approved with one abstention.**

6. 2018-ZR4 Zoning Resolution Permit Fee Schedule.

Director Harris explained and answered multiple questions regarding the Permit Fee Schedule. Tony Brown made motion to send to CC. Co-Chair Butler seconded. Charles Hunter abstained from voting. **Call for vote, unanimously approved with one abstention.**

7. 2018-ZR5 Adoption of 2018 International Building Code Editions.

Director Harris was available for questions and comments from the PC. Chairman Tanner made motion to send to CC. Secretary Reavis seconded. **Call for vote, unanimously approved.**

**REPORTS OF OFFICERS and COMMITTEES**

Chairman Tanner suggested PC members consider the top 2 Property Maintenance issues they would like to pursue in 2019.

Director Harris reminded the PC about our annual Holiday Luncheon on December 7, 2018.

**ADJOURN**

With no further business, Mike Hyde moved to adjourn, second offered by Co-Chair Butler. Meeting adjourned at 7:15 PM.

Information:

There were a total of 10 building permits issued in November.

Total fees collected	\$4,700.00
State received	4,550.00
Lincoln Co. retained	150.00

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Bruce Tanner, Chairman

\_\_\_\_\_  
Date

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Grady Reavis, Secretary

*Minutes unofficial until voted on and signed*