

**PLANNING COMMISSION
MINUTES
Meeting of November 7, 2019
Lincoln County Conference Room**

Attendees

Bruce Tanner, Chairman
Roy Butler, Co-Chair
Grady Reavis, Secretary
Mike Hyde
Nancy Harris, Director
Michele Rutledge, Admin. Asst.

Charles Hunter
Amanda Pigg
Paul Braden
Tony Brown
Sam Jennings

Absent

Tom Ward
Jeff Parker

Other Attendees

See Attached

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

ROLL CALL

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

Chairman Tanner and Director Harris informed the Planning Commission Tom Ward was stuck in Nashville traffic and would miss the meeting but he received good news from his cardiologist.

MINUTES OF PREVIOUS MEETING

Paul Braden moved to approve the minutes of October 3, 2019 as submitted. Second offered by Mike Hyde. **Call for vote, unanimously approved.**

OLD BUSINESS

No old business

NEW BUSINESS

1. File #2019-R8 Clayton & Gayla Wilson- Pulaski Hwy-Rezoning request from A-1, Agriculture-Forestry-Rural Residential to C-1 General Commercial. Director Harris read the provided staff report. Applicants were present to answer any questions or concerns. There were none. Charles Hunter made motion to approve. Co-Chair Butler seconded the motion. **Call for vote, unanimously approved.**
2. File #2019-R9 Harold & Jeff Tunstill- 1414 Borderline Rd – Rezoning request from A-1, Agriculture-Forestry-Rural Residential to C-1 General Commercial. Applicants were not present. Director Harris read the staff report to the PC. Secretary Reavis made motion to approve. Second offered by Paul Braden. **Call for vote, unanimously approved.**
3. Parsons Log Cabin Shell-Hayes Construction-2844 Huntsville Hwy – Construction Plan approval. Director Harris provided plats for the PC to review. Mr. & Mrs.

Parsons and Hayes Construction representative, Dwayne Waddle, were present to answer any questions. The Log Cabin Shell will be demolished and rebuilt. Footprint will remain the same. The canopy will remain. Tony Brown made a motion to approve. Mike Hyde seconded the motion. **Call for vote, unanimously approved.**

4. Cedar Grove S/D PH II-Successus, LLC- Prospect Rd – Construction Plan approval. Chairman Tanner requested Mike Hyde to recuse himself by stepping into the hallway. Director Harris explained this project received approval yesterday from the Utility Committee, with concerns regarding the cul-de-sac radius. Our current Subdivision Regulations state a minimum of 40 ft. Tim Gill, LC Road Superintendent, requested an amendment to require 50 ft. minimum to allow access for school buses and service vehicles. Chris Harvey, project engineer, was present to answer questions. Chris stated he will provide a 50 ft. radius for the cul-de-sac. Paul Braden made a motion to approve construction plans contingent on creating a 50 ft. radius for the cul-de-sac. Charles Hunter seconded. **Call for vote, 8 yes, 0 no, 1 abstention. Approved.** Mike Hyde reentered the meeting.
5. Dairy D'Lite-Lynn Dye-2849 Huntsville Hwy-Construction Plan approval. Owner Lynn Dye was present. Director Harris stated Dairy D'Lite is adding a 20 x 40 ft. addition. Utility Committee has approved this addition. Co-Chair Butler made a motion to approve. Second was offered by Charles Hunter. **Call for vote, unanimously approved.**
6. *Change in Agenda* Put on hold temporarily- Proposed Amendment-Zoning Resolution Article IV, Section 4.042 A-2 Suburban Residential, Subpart (B) Uses Permitted, (1) Insert Manufactured and Mobile Homes.
7. Moody Bradley – Teal Hollow Rd – Minor Plat SD – Director Harris stated the purpose is to subdivide and create 2 separate lots – 1 for the septic system and 1 for “Tha Holler” restaurant. After a lengthy discussion, the PC agreed on approval contingent on the electronic submission of the Draft Deed reading “lot 2 will remain a non-buildable independent lot being used as a buffer” and draft of the irrevocable deed of easement. Based on the electronic submission, review will be 5 business days. Charles Hunter made a motion to approve, with Secretary Reavis offering a second. **Call for vote, unanimously approved.**
8. Chairman Tanner and Director Harris went back to item #6 on the agenda to inform the PC of her findings. Director Harris received information from the Tn. Mfg. Home Builders Assoc. stating cities could limit Single Wide placements but counties could not. If a home could be build there, a mobile home could be placed there. Director Harris felt this was incorrect. She checked the facts at the state level. They sent it back. She further researched with CTAS and their attorneys. The attorneys stated the lady cut and pasted bits and pieces of facts. This is an ongoing research.
9. Private Roads- Open discussion. Discussed difference between Zoning Resolutions and E911 addressing policy regarding private roads. Chairman Tanner made a motion to table until next month. Charles Hunter seconded. **Call for vote, unanimously approved.**

10. Agenda items # 9, 10 and 11 were skipped.

• **REPORTS OF OFFICERS and COMMITTEES**

- Director Harris stated to the PC that Charles Hunter, Lincoln County Building Inspector, has fielded 8 property maintenance complaints and mailed 10 regular letters and 2 certified letters for the month of October. Inspector Hunter has met with several property owners and resolved some violations. He is continuing to work with property owners in a timely manner to achieve compliance.

PUBLIC BUSINESS

No Public Business

ADJOURN

With no further business, Mike Hyde moved to adjourn, second offered by Co-Chair Butler. Meeting adjourned at 7:18 PM.

Information:

There were a total of 24 building permits issued in October.

Total fees collected - \$ 14,169.96

Bruce Tanner, Chairman

Date

Grady Reavis, Secretary

Minutes unofficial until voted on and signed