

**PLANNING COMMISSION
MINUTES
Meeting of October 3 , 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

Absent

Tom Ward
Tony Brown
Jeff Parker
Sam Jennings

Other Attendees

Bonnie Cowan
Matt Johnson
Ava Malone
Bob Labbe

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

ROLL CALL

Michele Rutledge conducted a roll call; 7 present, 4 absent.

Chairman Tanner informed the Planning Commission about member Tom Ward's health.

MINUTES OF PREVIOUS MEETING

Co-Chair Butler moved to approve the minutes of September 5, 2019 as submitted. Second offered by Paul Braden. **Call for vote, unanimously approved.**

OLD BUSINESS

No old business

NEW BUSINESS

1. Nextera Energy – Elora Solar Construction Plan Approval Winchester Hwy & Terry Dunavan Rd.
Nextera Energy representative, Matt Johnson, provided construction plans for the PC for review and he fielded questions. Secretary Reavis made motion to approve. Second offered by Charles Hunter. **Call for vote, unanimously approved.**
2. File #2019-R5 William & Tracy Boyett- Old Huntsville Rd – Rezoning request from A-1, Agriculture-Forestry-Rural Residential to C-1 General Commercial. Applicant currently operates his business from his residence and now wants to construct a commercial building for their existing business to separate residence from business to conform to the current Zoning Map and Zoning Resolution.
Director Harris read the staff report to the PC. Paul Braden made motion to approve. Second offered by Charles Hunter. **Call for vote, unanimously approved.**
3. File #2019-R6 Ava Malone – Huntsville Hwy & Lincoln Rd – Rezoning request from A-1, Agriculture-Forestry-Rural Residential to C-1 General Commercial.

Director Harris read the staff report. Ms. Malone spoke about her rezoning request. Co-Chair Butler made a motion to approve. Amanda Pigg seconded the motion. **Call for vote, unanimously approved.**

4. File #2019-R7 Johnny & Bonnie Cowan-3080 Huntsville Hwy- Rezoning request from A-1, Agriculture-Forestry-Rural Residential to C-1 General Commercial for a proposed veterinarian clinic. Paul Braden made a motion to approve. Mike Hyde seconded. **Call for vote, unanimously approved.**
5. Approval of Private Rd-Old Chicken Creek Lane – Director Harris explained the situation of a new property owner on Old Chicken Creek Lane who is having trouble accessing his property. Based on the current Zoning Resolutions and 911 policy, the property owner is unable to secure a legal access. Director Harris and Paul Braden, Lincoln County Property Assessor and PC member, met with the 911 Board regarding access. The 911 Board stated it will change policy and allow Old Chicken Creek Lane to become a private road. The next step is PC approval. If granted, the proposal will go to the County Commission for approval. Secretary Reavis abstained from voting. Charles Hunter made a motion to approve with the understanding the maximum addresses off of this easement would be 3. Second was offered by Co-Chair Butler. **Call for vote, 6 yes, 0 no, 1 abstention – Approved.**
6. Fences- Director Harris stated Tim Gill, Lincoln County Road Superintendent, asked for regulations regarding distance of fences and walls in relation to the roadside. To allow time for contemplating solutions, this topic will be up for discussion at next month's PC meeting.
7. Statement of Interest – Chairman Tanner discussed the required Statement of Interest to be completed by the Planning Commission members. Information was provided in the member's packets regarding online submission or hardcopy to be completed on or before the January 31, 2020 deadline.

- **REPORTS OF OFFICERS and COMMITTEES**

- Private Roads | Easements- Discussion was tabled until next month.
- Director Harris stated to the PC that Charles Hunter, Lincoln County Building Inspector, has fielded 11 property maintenance complaints and mailed 4 regular letters and 2 certified letters for the month of September. 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

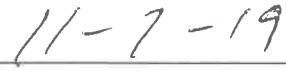
With no further business, Mike Hyde moved to adjourn, second offered by Charles Hunter.
Meeting adjourned at 7:20 PM.

Information:

There were a total of 15 building permits issued in September.
Total fees collected - \$ 10,933.02



Bruce Tanner, Chairman



Date



Grady Reavis, Secretary

Minutes unofficial until voted on and signed