

**PLANNING COMMISSION
MINUTES
Meeting of January 2, 2020
Lincoln County Conference Room**

Attendees

Bruce Tanner, Chairman	Grady Reavis
Roy Butler, Co-Chair	Amanda Pigg
Charles Hunter, Secretary	Sam Jennings
Mike Hyde	Tony Brown
Nancy Harris, Director	Dan Douthit
Michele Rutledge, Admin. Asst.	

Absent

Tom Ward
Paul Braden

Other Attendees

Ronald Jean
Jason Phillips
Barry Brown
John Phillips

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

Chairman Tanner announced a correction to the December 5, 2019 minutes- New Business regarding Easements should have been listed as Tabled, not Cancelled. Correction was made. Secretary Reavis moved to approve the corrected minutes of December 5, 2019 as submitted. Second offered by Mike Hyde. **Call for vote, unanimously approved.**

OLD BUSINESS

Private Roads- After several comments and suggestions, Tony Brown made a motion to send recommendation to County Commission. Co-Chair Butler seconded the motion. **Call for vote, unanimously approved.**

Easements- Chairman Tanner made a motion to Table until next month due to the absence of Mark Hoffman. Charles Hunter seconded the motion. **Call for vote, unanimously approved.**

Fences-Director Harris stated the county has no regulation on fences at this time. The proposed goal is to prevent a visual obstruction from fencing on corner lots. Tony Brown made a motion to send recommendation to County Commission. Chairman Butler seconded. **Call for vote, unanimously approved.**

DISCUSSION

Height Restrictions-Chairman Tanner discussed the non-agenda and action item pertaining to Height Restrictions on Accessory Structures which was tabled last

month due to more research requested. He called for vote to table this item until next month. **Call for vote, unanimously approved.**

NEW BUSINESS

1. Resignation of Jeff Parker; Appointment of Dan Douthit-Chairman Tanner announced the resignation of Jeff Parker and introduced the newest PC member, Dan Douthit.
2. Alternate Zoning District Regulations-Barry Brown – Director Harris stated local developer/contractor Barry Brown, with his surveyor and engineer, John Phillips and Jason Phillips, respectively requested an alternate zoning district which would allow for denser lots. The Planning Commission discussed and created guidelines for a new zoning district entitled R-3, High Density Residential. The PC agreed to the following: naming the new, denser zoning district R-3. R-3 district shall have access to public water and public sewer, a 60ft minimum lot width, minimum Front setback is 30ft, minimum Rear setback is 25ft, minimum Side setback is 5ft. per side, minimum 2 parking spaces per dwelling, 35ft. or 3 story maximum height, 30% Maximum Lot Density. Also, Permitted Uses are Single Family Dwelling and Manufactured Homes with Churches as a permitted use by Special Exception. Charles Hunter made a motion to send recommendation to County Commission. Amanda Pigg seconded. **Call for vote, unanimously approved.**

REPORTS OF OFFICERS and COMMITTEES

Chairman Tanner reminded the PC to file their annual required Statement of Interest before January 31, if they have not done so already.

Chairman Tanner announced the election of officers. Secretary Reavis made motion to nominate Charles Hunter for secretary. Amanda Pigg seconded the motion. **Call for vote, unanimously approved.**

Chairman Tanner moved on the Co-Chair position. Co-Chair Butler acknowledged he would continue if nominated. Mike Hyde motioned to re-nominate Roy Butler for Co-Chair position. Charles Hunter seconded the motion. (Note: A call for vote was not introduced. This item will be revisited at the February meeting.)

Chairman Tanner stated he would continue as Chairman if re-nominated. Mike Hyde made motion to re-nominate with Tony Brown seconding the motion. **Call for vote, unanimously approved.**

Utility Committee Report-The County Commissioners who requested more strict Subdivision Regulations were invited to our January 2, 2020 PC meeting. They were not in attendance to hear the results of their request. These commissioners requested written reports from the Utility Committee on anything they reviewed. Director Harris contacted the Utility Committee members with this request. The results are as follows; EMA Director Doug Campbell said yes, he would provide requested reports. Chris Merz, with LCBPU said he would cooperate. FPU said no,

Tim Gill with LC Highway Dept. said no. Dr. Heath with LCBOE said no and LC Sheriff's Dept. has not replied.

Comprehensive Plan Estimate-Lincoln County has not adopted a Comprehensive Land Use Plan. Director Harris contacted Griggs & Maloney which quoted \$175,000.00 to \$225,000.00 to provide a Comprehensive Land Use Plan.

PUBLIC BUSINESS

There was none.

ADJOURN

With no further business, Mike Hyde moved to adjourn, second offered by Charles Hunter. Meeting adjourned at 7:45 PM.

Information:

There were a total of 16 building permits issued in December.

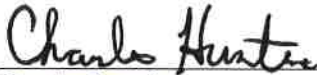
Total fees collected - \$ 6,673.09



Bruce Tanner, Chairman



Date



Grady Reavis, Secretary



Minutes unofficial until voted on and signed