

**PLANNING COMMISSION
MINUTES
Meeting of February 6, 2020
Lincoln County Conference Room**

Attendees

Bruce Tanner, Chairman	Tom Ward
Roy Butler, Co-Chair	Amanda Pigg
Charles Hunter, Secretary	Paul Braden
Mike Hyde	Tony Brown
Nancy Harris, Director	Dan Douthit
Michele Rutledge, Admin. Asst.	

Absent

Grady Reavis
Samantha Jennings

Other Attendees

Randy Bradford
Matthew Brown
Daniel Green
Luke Murphy
Benton Barnes
Tim Gill

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

Paul Braden moved to approve the minutes of January 2, 2020 as submitted. Second offered by Co-Chair Butler. **Call for vote, unanimously approved.**

OLD BUSINESS

Call for Vote- The Co-Chair position was not voted on during the January PC meeting, so Chairman Tanner asked for a motion to nominate the Co-Chair position. Secretary Hunter made a motion to re-nominate Co-Chair Butler. Mike Hyde seconded the motion. **Call for vote, unanimously approved.**

Private Roads- At the January PC meeting, the PC unanimously voted and approved the recommendation to send Private Roads to CC. Director Harris explained the need to re-word this amendment. After discussion, Secretary Hunter made a motion to approve rewording and send to CC, with a second by Dan Douthit. **Call for vote, unanimously approved.** Paul Braden stated his concern with the width. Secretary Hunter stated he wished to amend his earlier motion to include the wording “total width not to exceed 50 ft. including utility easements”. Dan Douthit seconded. **Call for vote, unanimously approved.**

Accessory Structure Height – After reading the staff report regarding Accessory Structure Height, Co-Chair Butler made a motion to approve the verbiage and send to CC to call for a public hearing. Tom Ward seconded the motion. **Call for vote, unanimously approved.**

Easements- Paul Braden made a motion to take Easements off the table. Secretary Hunter seconded the motion. **Call for vote, unanimously approved.**

NEW BUSINESS

1. Lincoln County Highway Dept. Maintenance Garage – Construction Approval- Matthew Brown with TTL Engineering provided construction plans to PC members to review. Director Harris stated the Utility Committee gave its approval earlier in the week with the only correction being a 2” water meter. Paul Braden made a motion to submit the construction plans as shown to the CC. Tom Ward seconded. **Call for vote, unanimously approved.**
2. Boyett Garage-Construction Approval- Daniel Green with Green Land Surveying provided construction plans to PC members to review. The Boyetts are requesting a variance to not pave the parking lot due to nonpublic use. Use is strictly personal. They are also requesting a variance on the buffer strip. All variances approved will be added to the plat. Co-Chair Butler made a motion to approve the variances and construction plans as written. Mike Hyde seconded. **Call for vote, unanimously approved.**
3. Parks City Baptist Church Campus Improvement-Construction Approval- Co-Chair Butler recused himself due to being a member of this church by stepping into the hallway. Luke Murphy with Croy Engineering provided construction plans to PC members to review. The church wishes to remove existing parking lot and expand it as well as show detention pond. Director Harris stated the plans went through Utility Committee and was approved contingent on 8 conditions. 1) Detention pond is to be relocated. 2) water is to be conveyed through a pipe network. 3) lighting plan to be added. 4) distance from existing building to curb to be noted. 5) EMS requests a fire hydrant be added to parking lot. 6) correct pg. 15, listing City of Huntsville. 7) landscape plan to be added. 8) indicate how rear of building will be accessed. Secretary Hunter made a motion to approve contingent upon the 8 conditions stated by Director Harris. Tom Ward seconded. **Call for vote, unanimously approved.** Co-Chair Butler was called back into the meeting.

REPORTS OF OFFICERS and COMMITTEES

Director Harris notified the PC she attended the training session with County Commissioners held on February 1, 2020. Sam Edwards, Attorney and Counselor at Law, was the trainer. At this session, the Parliamentary Procedure for Property Maintenance was questioned. LC Attorney, Ed Simms was in attendance and stated it was done correctly. The Trainer, Sam Edwards said resubmit to be certain. Director Harris stated Property Maintenance will be resubmitted. It will have a new file # but everything else will remain the same. Mike Hyde made a motion to send a recommendation for Property Maintenance to the CC. Dan Douthit seconded. **Call for vote, unanimously approved.**

Director Harris discussed another item brought up in the CC training session. It pertains to Subdivision Regulations, Minor and Major Subdivisions. Paul Braden made a motion to table for March 5, 2020 PC meeting. Tom Ward seconded. **Call for vote, unanimously approved.**

Chairman Tanner reminded the PC about the Annual Required Training Session scheduled for February 8, 2020 at South Central Human Resource Agency, 1437 Winchester Hwy, Fayetteville from 9 am – 1 pm.

Director Harris explained the Hyper Reach information in the PC folders.

Chairman Tanner informed the PC about the Annual Performance Report that was in their folders.

PUBLIC BUSINESS

There was none.

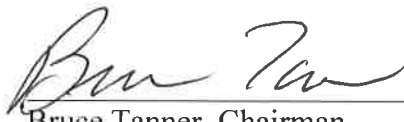
ADJOURN

With no further business, Mike Hyde moved to adjourn, second offered by Co-Chair Butler. **Call for vote, unanimously approved.** Meeting adjourned at 7:17 PM.

Information:

There were a total of 25 building permits issued in January.

Total fees collected - \$ 9,120.13



Bruce Tanner, Chairman



Date



Charles Hunter, Secretary

Minutes unofficial until voted on and signed