

**PLANNING COMMISSION  
MINUTES  
Meeting of March 5, 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

Robert Grant  
Joe Rogers  
Glen Katz  
John Chunn  
Tony Groce  
Galya Alekseeva  
Brad Ferrell  
David Mingia

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

**ROLL CALL**

Michele Rutledge conducted a roll call; 9 present, 2 absent. Tom Ward walked in during Roll Call and whispered here regarding his attendance because he was on his cell phone. The whisper may not be audible on the audio recording.

**MINUTES OF PREVIOUS MEETING**

Tony Brown moved to approve the minutes of February 6, 2020 as submitted. Second offered by Paul Braden. **Call for vote, unanimously approved.**

**OLD BUSINESS**

Subdivision Regulations regarding remnant of parent parcel- This was tabled during the February 6 PC meeting and discussion tonight was in reference to Article I Section 1-108.2 stating procedures for Subdivision where future resubdivision is foreseen. Co-Chair Butler made a motion to table for April 2, 2020 PC meeting. Dan Douthit seconded. **Call for vote, unanimously approved.**

**NEW BUSINESS**

1. Lincoln Paving Addition – Pulaski Hwy. Construction Approval- John Chunn with Truett Construction and Tony Groce were in attendance to answer any questions. Director Harris stated the construction plans were approved by the UC at

Wednesday's meeting. Hard copies of the construction plans were provided at the meeting. Tony Brown made a motion to submit the construction plans as shown. Paul Braden seconded. **Call for vote, unanimously approved.**

2. Runway Centre Building Pad- 26 acres on Cessna Dr., Construction Approval- Galya Alekseeva represented Pugh Wright McAnally, Inc. Hard copies of the construction plan were provided to PC members to review. Director Harris informed the PC that it was approved by the UC at Wednesday's meeting. The only comment from UC was drainage with TDOT. Dan Douthit made a motion to approve the building pad construction plan as drawn contingent upon drainage approval from TDOT. Tom Ward seconded. **Call for vote, unanimously approved.**
3. New Communication Tower-122 Cecil Johnson Rd., Mulberry. Construction Approval- Pike Legal Group provided construction plans to PC members to review. Robert Grant, representative for Pike Legal Group, provided answers to the PC questions. Tom Ward made a motion to approve. Mike Hyde seconded. **Call for vote, unanimously approved.**
4. Private Roads- After a lengthy discussion, Chairman Tanner made a motion to table for April 2, 2020 PC meeting. Secretary Hunter seconded. **Call for vote, unanimously approved.**
5. Fences & Walls- At the February 21, 2020 CC meeting, the CC returned the Fences & Walls amendment to the PC to be reconsidered. Director Harris provided an updated draft to the PC that read Fences or Walls may be erected on the property line(s), but in no case shall be located any closer than twelve (12) feet from the edge of any traveled roadway. After a discussion, a motion was made by Tony Brown to send to CC as written. Tom Ward seconded. **Call for vote, unanimously approved.**
6. Amendments to R-3 District to add Cluster Development- Director Harris provided a draft to the PC regarding adding Cluster Development, Multi-family, Townhouses, etc. to the R-3 District. Chairman Tanner made a motion to approve as written and send to CC. Co-Chair Butler seconded. **Call for vote, unanimously approved.**

Chairman Tanner and Director Harris requested the PC be conscientious when receiving emails from Planning & Zoning requesting a reply. Also to take care to hit "reply", not "reply to all"

Director Harris announced Mayor Newman requested no individual meters for cluster units. She has a call in to Chris Merz.

Chairman Tanner requested to add a non-agenda item to the PC meeting -Barry Brown Rezoning Request.

Secretary Hunter made a motion to bring it to the table with a second by Mike Hyde. **Call for vote, unanimously approved.**

File 2020-R1 - Barry Brown Rezoning- W. Lincoln Rd & 231-431 Hwy. Director Harris explained the rezoning request as well as provided hard copies and a staff report. Tony Brown made a motion to approve the rezoning request and send to CC. Secretary Hunter seconded. **Call for vote, unanimously approved.**

**REPORTS OF OFFICERS and COMMITTEES**

Director Harris asked the PC their thoughts on using iPads for PC meeting. Overwhelming approval ensued.

**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 16 building permits issued in February.  
Total fees collected - \$ 4,714.76

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Bruce Tanner, Chairman

\_\_\_\_\_  
Date

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Charles Hunter, Secretary

*Minutes unofficial until voted on and signed*