

**PLANNING COMMISSION
MINUTES
Meeting of September 3, 2020
Lincoln County Conference Room**

Attendees

Bruce Tanner, Chairman
Roy Butler, Co-Chair
Charles Hunter, Secretary
Benton Barnes
Tom Ward
Nancy Harris, P & Z Dir.
Michele Rutledge, Admin. Asst.

Absent

Tony Brown
Amanda Pigg
Cole Blocker
Paul Braden
Mike Hyde

Other Attendees

Jacob Huckabee
Matthew Thelen
Daniel Green
Knox Smith

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

ROLL CALL

Michele Rutledge conducted a roll call; 9 present, 2 absent. New Member, Cole Blocker, was not present for roll call. He arrived at 6:15 pm.

MINUTES OF PREVIOUS MEETING

Tony Brown moved to approve the minutes of August 6, 2020 as submitted. Second offered by Secretary Hunter. **Call for vote, unanimously approved.**

OLD BUSINESS

There was none.

NEW BUSINESS

1. Cedar Grove SD PH II-Final Plat – Jacob Huckabee represented Campbell & Mance regarding Cedar Grove SD PH II. Jacob distributed final plats for the PC members to review. Director Harris stated Campbell & Mance provided a performance bond in the amount of \$44,000.00 per Road Superintendent Tim Gill’s recommendation. The bond has been presented to Ed Simms, County Attorney, for review and approval. The PC and Jacob discussed several items. Co-Chair Butler made a motion to approve. Secretary Hunter seconded. PC member Mike Hyde abstained from voting. **Call for vote, 9 Ayes, 1 abstention.**
2. Mathis-Construction Plat – Daniel Green represented Mathis Flooring. He dispersed construction plats to the PC for review. They are proposing an addition to the existing building. Proposed use will be for storage. No proposed plumbing which would initiate the requirement to connect to public sewer. Director Harris

stated approval from the Utility Committee was granted earlier in the week. Tony Brown made a motion to approve. Tom Ward seconded. **Call for vote, unanimously approved.**

3. Wright Road-Private Road Extension- Daniel Green represented the applicant for Wright Road, Private Road Extension. He provided plats for the PC's review. Wright Rd has a Right of Way which no one owns. Property lines go to the edge of the easement. He stated he can't get signatures from all residents due to concerns of taxes increasing and financial responsibilities. Matthew Thelen, a real estate agent, was in attendance. He said he talked to all property owners, got approval, hired Daniel and got contracts on 2 lots before two owner's approval was rescinded. Director Harris contacted Tammy Painter, LC Property Assessor, and was assured, in writing, their taxes would not increase due to obtaining a Private Road Extension. Benton Barnes made a motion to table this until Daniel and Matthew have obtained all signatures. Tom Ward seconded. **Call for vote, unanimously approved.**
4. Berry Lane-Private Road- Knox Smith was in attendance representing the applicant. He distributed plats to the PC. Applicant's sister and daughter are proposing placing separate homes on the private road. Tom Ward made a motion to approve. Benton Barnes seconded. **Call for vote, unanimously approved.**
5. Introduction of new member- Chairman Tanner introduced PC's newest member, Cole Blocker.

REPORTS OF OFFICERS and COMMITTEES

Director Harris announced figures for 2019-2020 Fiscal Year. Building Permits totaled \$128,715.83. Minor Plat Review fees totaled \$11,439.68.

She also announced the Zoning Resolutions and Subdivision Regulations are now in Word form and have been updated online on the county website.

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 7:00 PM.

Bruce Tanner, Chairman

Date

Charles Hunter, Secretary

Minutes unofficial until voted on and signed