

**PLANNING COMMISSION
MINUTES
Meeting of September 2, 2021
Lincoln County Courthouse Basement Conference Room**

Attendees

Roy Butler, Co-Chair
Charles Hunter, Secretary
Mike Hyde
Kay Brewer
Tony Brown
Paul Braden
David Sanders
Amanda Pigg
Cole Blocker
Nancy Harris, P & Z Dir.
Michele Rutledge, Admin. Asst.

Absent

Benton Barnes
Bruce Tanner

Other Attendees

Micky Capley

Co-Chair Butler called the meeting to order at 6:02 PM. (Note: Public Hearing held prior to regular meeting)

ROLL CALL

Michele Rutledge conducted a roll call; 9 present, 2 absent.

Director Harris introduced Micky Capley, LC Planning & Zoning's part time building inspector and property maintenance inspector.

MINUTES OF PREVIOUS MEETING

Paul Braden moved to approve the minutes of August 5, 2021 as submitted. Second offered by Mike Hyde. **Call for vote, unanimously approved.**

OLD BUSINESS

Co-Chair Butler moved Old Business agenda item #1 to the bottom of the agenda.

NEW BUSINESS

1. 2021-R6-Rezoning – Director Harris read the staff report which requests rezoning 129.74 acres from A-1 Agriculture-Forestry-Rural Residential to I-1 General Industrial for a proposed new industrial park. Tony Brown made a motion to send to County Commission. David Sanders seconded. **Call for vote, unanimously approved.**
2. Non agenda item- Wayne Graham-Non customary Home Occupation – Applicant, Wayne Graham, wishes to conduct a home occupation which requires TBI approval. The wording through TBI states “manufacturing” which is not a customary home occupations. Mr. Graham does not manufacture, he assembles

and is the sole employee. Secretary Hunter made a motion to approve manufacturing as part of this home occupation. Mike Hyde seconded. **Call for vote, unanimously approved.**

REPORTS OF OFFICERS and COMMITTEE

1. A-1 Zoning district regulations discussion- Director Harris shared her concerns regarding confusion with uses permitted that are listed as incidental to a principal dwelling in A-1 zoning district. She requested ideas from the PC to amend the zoning resolution. Paul Braden made a motion for Director Harris to provide recommendations at the October PC meeting. Secretary Hunter seconded. **Call for vote, unanimously approved.**
2. Plat restrictions vs Zoning Resolution- Director Harris informed the PC she is seeing several cases of plats approved before the adoption of the Zoning Resolution (eff. Date 8-1-15) conflicting with current setbacks. In the past, she conferred with the PC chair, who advised the Zoning Resolution took precedence. She asked for resolution to these conflicts. After a lengthy discussion, Tony Brown made a motion to honor the setbacks of the approved, recorded plat. David Sanders seconded. **Call for vote, unanimously approved.**
3. Director Harris updated the PC on the arrival of the iPads -She advised the iPads were for county use only and explained Matt McAulliffe, IT Director, will help with set up and monitoring use. Distribution is scheduled for the October 7 PC meeting. Several PC members chose not to accept an iPad.

OLD BUSINESS

Agenda item, Old Business, moved from the top of the agenda – SR2012-2 Private Streets- After a drawn-out, months long examination and investigation regarding Private Streets, Paul Braden made a motion to leave the regulations as they are currently written. Second was offered by Mike Hyde. **Call for vote, unanimously approved.**

PUBLIC BUSINESS

There was none.

ADJOURN

With no further business, Mike Hyde moved to adjourn, second offered by Amanda Pigg. **Call for vote, unanimously approved.** Meeting adjourned at 7:07 PM.

Bruce Tanner, Chairman

Date

Charles Hunter, Secretary

Minutes unofficial until voted on and signed