

**PLANNING COMMISSION  
MINUTES  
Meeting of November 4, 2021  
Lincoln County Courthouse Basement Conference Room**

Attendees

Bruce Tanner, Chair  
Roy Butler, Co-Chair  
Charles Hunter, Secretary  
Kay Brewer  
Paul Braden  
Tony Brown  
Nancy Harris, P & Z Dir.  
Michele Rutledge, Admin. Asst.

Absent

Mike Hyde  
Cole Blocker  
Benton Barnes  
Amanda Pigg  
David Sanders

Other Attendees

Micky Capley  
Janet Sanders  
Ricardo Rodriguez  
Terry Cowley  
Doug Campbell

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

**ROLL CALL**

Michele Rutledge conducted a roll call; 6 present, 5 absent.

**MINUTES OF PREVIOUS MEETING**

Paul Braden moved to approve the minutes of October 7, 2021 as submitted. Second offered by Tony Brown. **Call for vote, unanimously approved.**

**OLD BUSINESS**

There was none.

**NEW BUSINESS**

1. Flintville Fire Station Addition-Construction approval- Lincoln County EMA Director, Doug Campbell, explained the construction plans which were distributed by Director Harris. The Fire Station proposes an addition which will extend the bay area. Director Harris stated Utility Committee approval was granted earlier. Tony Brown made a motion to approve the construction plans. Paul Braden seconded. **Call for vote, unanimously approved.**
2. File #2021-R7 Cowley rezoning-Huntsville Hwy- Director Harris read the staff report aloud. Mr. Cowley proposes to rezone from A-1 Agriculture-Rural Residential-Forestry to C-1 General Commercial for a proposed convenience store. Paul Braden made a motion to send to County Commission. Tony Brown seconded. **Call for vote, unanimously approved.**
3. File #2021-R8 Rodriguez rezoning-Blanche Circle- Director Harris read the staff report. Mr. Rodriguez proposes to rezone from A-2 Suburban Residential to A-1 Agriculture-Rural Residential-Forestry to replace an existing mobile home with another mobile home. A-2 zoning does not permit mobile homes. The property is adjacent to both A-1 and A-2 zoning districts. Tony Brown made a motion to send to County Commission with Secretary Hunter seconding the motion.

**REPORTS OF OFFICERS and COMMITTEE**

Director Harris informed the PC the 2022 PC meeting dates and annual Statement of Interest information was in their folders for their convenience.

Director Harris requested the Planning Commission’s interpretation of the C-1 General Commercial district description, which reads in part, “The C-1, General Commercial District, is established to provide areas in which the principal use of land is devoted to general and highway commercial activities along the principal thoroughfares in Lincoln County.” They concurred the Planning Commission’s interpretation, as well as Director Harris’, were the same in that C-1 zoning should be adjacent to state maintained thoroughfares.

**OLD BUSINESS**

There was none.


**PUBLIC BUSINESS**

Janet Sanders requested the Planning Commission’s feedback on her proposed rezoning to separate 3 houses on 1 parcel of land, before she proceeds.

**ADJOURN**

With no further business, Co-Chair Butler moved to adjourn, second offered by Secretary Hunter. **Call for vote, unanimously approved.** Meeting adjourned at 6:50 PM.

  
\_\_\_\_\_  
Bruce Tanner, Chairman

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Charles Hunter, Secretary

*Minutes unofficial until voted on and signed*